

Further Portions of the Estates
OF
His Grace the Duke of Rutland, K.G.

TOWN OF ILKESTON

DERBYSHIRE.

1920.

Solicitors :

Messrs. DAWSON & CO.,
2 New Square, Lincoln's Inn,
London, W.C. 2.

Resident Agent :

A. H. KERR, Esq.,
Rutland Estate Office,
Ilkeston.

Auctioneers :

Messrs. THURGOOD, MARTIN & EVE,
Lonsdale Chambers,
27 Chancery Lane,
London, W.C. 2.

Further Portions of the Estates
OF
His Grace The Duke of Rutland, K.G.,
Situate in the TOWN and PARISH of
ILKESTON, DERBYSHIRE.

Particulars of Sale, with Plans

[The Conditions of Sale and General Remarks appear in a separate Volume, and are to be read in conjunction with these Particulars.]

OF

Valuable Freehold Properties

INCLUDING

SIX USEFUL SMALL FARMS;

200 Acres Accommodation Land;

THREE RESIDENCES,

Viz.:

"Manor House," "Rutland House," and "The Park";

29 Acres Woodland (Recently Planted);

110 Acres Allotments & Garden Ground;

A Fully-Licensed Hotel and Football Ground

("RUTLAND ARMS" HOTEL);

Two Fully-Licensed Inns and One Beerhouse;

**65 Houses & Cottages; 6 Shops; Estate Offices; The Ilkeston Market & Tolls;
Factory and Business Premises; Canal-side Wharf;**

74 Lots comprising 75 acres of Important Building Estates & Sites;

Freehold Ground Rents of £1,310,

And Rent Charges of £218;

WHICH

THURGOOD, MARTIN & EVE

(HARRISON MARTIN and C. GERALD EVE)

Have received instructions to offer for Sale by Auction (unless previously disposed of by Private Treaty),

IN ABOUT 300 LOTS,

At the TOWN HALL, ILKESTON,

On Thursday & Friday, 9th & 10th September, 1920,

COMMENCING AT 11.30 a.m. PRECISELY EACH DAY.

Resident Agent:—A. H. KERR, Esq., Rutland Estate Office, Ilkeston.

Solicitors:—Messrs. DAWSON & CO., 2 New Square, Lincoln's Inn, W.C. 2.

*Particulars and Conditions of Sale, with Plans, may be obtained of the Auctioneers, Messrs. THURGOOD, MARTIN & EVE,
27 Chancery Lane, London, W.C. 2.*

The plans are at the end of the document.

Contracts.

Prospective Purchasers are requested to retain the Copies both of the Particulars and of Conditions of Sale issued to them and to bring them to the Auction, as additional copies cannot be given on the signing of the Contracts.

Parish of Ilkeston**Cotmanhay****LOT 755**

(Coloured Pink on Plan No. 34)

A Capital Dairy Farm

KNOWN AS

POPLAR FARM

situate at Cotmanhay, adjoining Shipley Gate Railway Station (Midland Railway), containing an area of about

81a. 1r. 35p.

Let to Mr. Benj. Godber on a Yearly Tenancy (determinable by 12 months' notice expiring any 25th March), at the low Rent of

per £122 annum.

The **HOUSE** (Brick Built and Slated) contains:—

Drawing Room, Dining Room, Breakfast Room, Kitchen, Scullery, Dairy, Cellar and Four Bedrooms; with Closet outside.

The **BUILDINGS** comprise:—

Dutch Barn, Cow House for 8 with Corn Chamber over, Three-stall Stable with Chaff House over, Cow House for 4, Cow House for 12 with Feed Passage, Calf House, Nag Stable for 2, Mixing Room with Loft over, Saddle Room, Boiler House, Range of 3 Piggeries and Coal House.

Also in Field No. 29 Open Cattle Shed.

WATER SUPPLY:—

This Lot is sold subject to and with the benefit of an Agreement dated 29th May, 1916 (between the Vendor, Mr. E. M. Mundy, and the Corporation of Ilkeston), whereby Water is supplied to the Farm House and Cattle Yard from Mr. Mundy's Water Main near Shipley Gate Station.

This agreement is determinable by either party giving 6 months' notice expiring any Quarter-day.

There is also a Well in the Yard.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.	No. on Plan.	Description.	Ordnance Area.
		ACRES.			ACRES.
14A	Grass	5'988	31	Grass	4'362
15B	Grass	2'050	32	Arable	6'897
16	Grass	14'020	33	Arable	4'471
21	Grass	2'546	34	Arable	5'595
23	Orchard	1'436		In Hand.	
25	House, Buildings, etc.	1'466			
26	Grass	1'241	1A	River Erewash	300
26A	Grass	3'597	17	River Erewash	106
27	Grass	17'070			
29	Arable and Building	4'296		TOTAL ACRES	81'470
30	Grass	6'029			

The Tenant improved the Cow House for 8 Cows.

This Lot is sold subject to a Right of Way for timber and all purposes in favour of Lot 759 over the Southern corner of Field No. 27 to and thence along the Cartway on the East side of Field No. 29 to the head of the public lane which leads Southwards to Church Street.

Cotmanhay

LOT 756

(Coloured Brown on Plan No. 34).

A Conveniently Situate Dairy Farm

known as

HOPEWELL FARM

situate at Cotmanhay, Ilkeston, and containing an area of about

77a. 3r. 34p.

Let, with other Lands, to Messrs. S. G. K. and J. A. Bentley on a Yearly Lady-day Tenancy (determinable by 12 months' notice), at an apportioned low Rent of

per **£102** annum.

The HOUSE (Brick Built and Slated) contains:—

Drawing Room, Dining Room, Kitchen, Back Kitchen, Dairy, Larder, Four Bedrooms and Bath Room (h. and c.); with Closet outside.

The BUILDINGS comprise:—

Cow House for 6, Mixing Room, Cow House for 9 with Chamber over, Cow House for 4, and Fowl House with Chamber over, Loose Box and Four-stall Stable with Chamber over, Loose Box, Cow House for 10, Boiler House and Four Pigsties.

The Timber-Built Joiner's Shop was erected by a Tenant.

Water is laid on to the House from the Public main.

Electric Light has been installed by the Tenant from the Public supply.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.	No. on Plan.	Description.	Ordnance Area.
2	Grass	ACRES. 19'652	Pt. 140	Farm Road	ACRES. 1'100
7A	Grass	3'490	143	Grass	7'176
10A	Arable	8'380	144A	Grass	4'505
11A	Arable	6'180			
12	Arable	6'207		In Hand.	
13A	Grass	8'905	1B	River Erewash	1'484
39	Grass	4'504	146	River Erewash	2'55
40	Grass	4'943	148A	Occupation Road	3'37
68	Grass	2'30			
69	House, Buildings, etc.	1'000			
69A	Orchard and Pond	6'17			
				TOTAL ACRES	77'965

This Farm, being almost in the Town, is especially convenient for Retail Milk Trade.

This Lot is sold subject to a Right of Way for all purposes in favour of Lot 760 over the Occupation Road No. 148A on Plan.

NOTE.—The Joinery Workshops (Timber Built) and the Bath in the Farm House, as well as certain Fixtures in the Buildings and Yard, as scheduled in the Tenancy Agreement, belong to the Tenant.

Cotmanhay**LOT 757**

(Coloured Pink on Plan No. 34).

Building and Accommodation Grass Land

WITH

Building Sites fronting Bridge Street.

situate at the terminus of the Ilkeston Trams, being Field No. 142 on Plan, containing an area of about

4a. Or. 8p.

Let, with other Lands, to Messrs. S. G. K. and J. A. Bentley on a Yearly Lady-day Tenancy (determinable by 12 months' notice), at an apportioned low Rent of

per **£8** annum.

Cotmanhay**LOT 758**

(Coloured Blue on Plan No. 34).

A Compact Dairy Farm

known as

COTMANHAY FARM

situate at Cotmanhay, Ilkeston, containing an area of about

80a. 1r. 11p.

Let, with other Lands, to Mr. S. P. Godber on Yearly Lady-day Tenancies (subject to 12 months' notice expiring any Lady-day, except Fields No. 46, 51, 59 and 60, which are subject to 6 months' notice expiring any Lady-day), at an apportioned low Rent of

per £137 7s. annum.**The HOUSE** (Brick Built and Slated) contains:—

Drawing Room, Dining Room, Kitchen, Back Kitchen, Dairy, Four Bedrooms, Box Room and Two Attics; with Coal House and Closet outside.

The BUILDINGS comprise:—

Loose Box, Three-stall Stable, Cart House, Cow House for 14 with Feed Passage and Two Chambers over; Cart Shed, Cow House for 8, Mixing Room and Two-bay Implement Shed.

Water is laid on to the House and a Trough in the Yard from the Public Main.**Electric Light has been installed by the Tenant from the Public Supply.****SCHEDULE.**

No. on Plan.	Description.	Ordnance Area.	No. on Plan.	Description.	Ordnance Area.
		ACRES.			ACRES.
36	Grass	9'171	61	Grass	1'799
41	Grass	8'779	62	Grass	5'461
42	Arable	13'264	63	Grass	4'249
43	Grass	6'603	64	Grass	1'356
44	Arable	3'485	65	House, Buildings, etc.	'930
45	Arable	4'584	66	Grass	1'639
46	Grass	4'549	Pt. 140	Orchard	'450
51	Grass and Road	4'930			
59	Arable	4'858			
60	Grass	4'212			
				TOTAL ACRES	80'319

The Tenancy Agreements empower the Landlord to resume possession for building and other purposes at any time.

This Lot is sold subject to a Right of Way for timber and all purposes in favour of Lot 759 along the East side of the Western boundary hedges of Fields Nos. 44 and 51 to Heanor Road.

This Lot is sold subject to Rights of Way for all purposes in favour of Lots 836, 837, 838 and 839 along the East side of the Western boundary hedge of Field No. 51 from Heanor Road for the purpose of giving access to such Lots.

NOTE.—Certain Fixtures in the House and Buildings, as scheduled in the Tenancy Agreement, belong to the Tenant.

Cotmanhay.

LOT 759

(Coloured Green on Plan No. 34.)

WOODLAND

KNOWN AS

Cotmanhay Wood

(In Hand)

situate at Cotmanhay, being Field No. 35 on Plan, containing an area of about

29a. Or. 23p.

This has been very successfully planted with Hard-wood and Soft-wood Trees.

This Lot is sold with the benefit of Rights of Way for timber and all purposes (i) along the East side of the West boundary hedges of Fields Nos. 44 and 51 of Lot 758, and (ii) over the Southern corner of Field No. 27 to and thence along the cart track on the East side of Field No. 29 of Lot 755 to the head of the Public lane which leads to Church Street.

River Erewash, Botany Bay and Little Hallam Lane.

LOT 760

(Coloured Yellow on Plan No. 34).

Sewage Outfall Works with Land; and Gas Storage Works

situate, as to the Sewage Outfall Works and Land both at Botany Bay (Cotmanhay) and adjoining the River Erewash near Ilkeston Mill Lock (Erewash Canal), and as to the Gas Works in Little Hallam Lane together containing an area stated in the Lease to be **16a. 2r. 30p.** but estimated to be about

16a. 2r. 23p.

(including 3r. 21p. River Erewash).

Let to the Ilkeston Corporation on a Lease for a term of 50 years from 25th March, 1896 (25½ years being unexpired) at a Rent of

per £50 annum,

the Lessee covenanting not to erect other than the Works then in course of erection.

The SEWAGE OUTFALL WORKS at Botany Bay, area **2a. 1r. 11p.**, comprise:—

Screening Chamber, Precipitating Tank and Grass Land.

The SEWAGE OUTFALL WORKS adjoining the River Erewash, area **12a. 1r. 33p.**, comprise:—

Pumping Station and Grass and Arable Land.

The GAS WORKS, area **0a. 3r. 38p.**, comprise:—

Gasometer, Manager's Brick Built and Slated Dwelling House, and Engine House.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.
151	Screening Chamber, etc.	ACRES.
152	Grass	583
256	Pumping Station	1733
274	Arable	662
275	Grass	2601
299	Grass	5179
586A	Gas Works	4015
		990
	In Hand.	
Pt. 255	River Erewash	880
	TOTAL ACRES	16643

This Lot is sold with the benefit of a Right of Way for all purposes over the occupation road No. 148A of Lot 756.

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned acknowledgement Rent of 17s. 6d. per annum payable by the Corporation of Ilkeston in respect of such Easement.

Bennerley Junction**LOT 761**

(Coloured Blue on Plan No. 34.)

Three Enclosures of Accommodation Grass Land

situate adjoining the Erewash Canal and close to Bennerley Junction, containing an area
of about

5a. 1r. 36p.

Let to Mr. Abel Hardy on a Yearly Lady-day Tenancy at a Rent of

per **£12** annum.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.
		ACRES.
156	Grass	3'318
160	Grass	'946
166	Grass	1'212
	TOTAL ACRES	5'476

This Lot, fronting as it does both the Canal and the Midland Railway, is suitable for Factory
Sites.

Awsorth Road**LOT 762**

(Coloured Pink on Plan No. 34.)

Two Enclosures of Accommodation Grass Land

situate on the North side of the Awsorth Road, being Field Nos. 173 and 179 on Plan, and containing
an area of about

6a. 3r. 29p.

Let, with other property, to Mr. W. Dawson on a Yearly Lady-day Tenancy at an apportioned low
Rent of

per **£9** annum.

The Northern portion of this Lot lends itself as a Site for a Factory, with Canal and Railway
facilities.

Awsworth Road**LOT 763**

(Coloured Brown on Plan No. 34).

An Enclosure of Accommodation Grass Land**With BUILDING FRONTAGE,**

situate on the North West side of Awsworth Road, being Field No. 188, and containing an area of about

6a. 1r. 35p.

Let, with other Lands, to Mr. W. H. Bramley on a Yearly Lady-day Tenancy at an apportioned Rent of

per **£17** annum.**LOT 764**

(Coloured Green on Plan No. 34).

Five Enclosures of Accommodation Land and Building

situate on the Awsworth Road, watered by the River Erewash, and containing an area of about

20a. 1r. 20p.**(Including 2r. 35p. River Erewash).**

Let, with other Lands, to Mr. J. Fletcher on a Yearly Lady-day Tenancy (determinable by 12 months' notice) at an apportioned low Rent of

per **£30** annum.

In Field No. 178 is a Brick Built and Tile Roofed Cattle Shed.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.
161	Grass	ACRES.
175	Arable	'800
176	Grass	5'217
176C	Grass	8'004
178	Grass and Building	2'976
	In Hand.	2'660
177A	River Erewash	'720
	TOTAL ACRES	20'377

This Lot is sold subject to a Licence granted by the Vendor to the Derbyshire and Nottinghamshire Electric Power Co., Ltd., to erect poles and stays with overhead wires for a term of ten years certain from 24th October, 1918, and with the benefit of a Wayleave Rent of 3s. 0d. per pole or stay per annum payable by the Licensee in respect thereof (amount of Wayleave Rent paid in 1920, £1 13s. 0d.).

Awsworth Road.**LOT 765**

(Coloured Yellow on Plan No. 34).

Two Enclosures of Accommodation Grass Land**With Building Frontage**

situate on the South side of the Awsworth Road and watered by the River Erewash, and containing an area of about

8a. 1r. 5p.**(including 16 perches River Erewash).**

Let, with other lands, to Mr. J. Fletcher on a yearly Lady Day tenancy (determinable by 12 months' notice) at an apportioned Rent of

per **£10** annum.**SCHEDULE.**

No. on Plan.	Description.	Ordnance Area.
		ACRES.
190	Grass	4'699
191	Grass	3'486
	In Hand.	
177B	River Erewash	'100
	TOTAL ACRES	8'285

LOT 766

(Coloured Brown on Plan No. 34).

An Enclosure of Accommodation Grass Land

situate on the Awsworth Road, close to Barker's Lock, being Field No. 196A on Plan, and containing an area of about

2a. 2r. 20p.**(including 12 perches River Erewash).**

Let on Lease to the Ilkeston Laundry and Carpet Beating Co., Ltd., for a term of 99 years from the 25th March, 1899, at a Rent of

per **£7 10s.** annum.

With this Lot is included (as it is in the Lease) one-half width of the cartway on the West of this Lot with a Joint Right of User for all purposes and the liability to repair such half width.

Erewash Canal**LOT 767**

(Coloured Blue on Plan No. 34.)

An Enclosure of Accommodation Grass Land

situate near Ilkeston Junction Station and adjoining and on the West side of the Erewash Canal, being
Field No. 208 on Plan, containing an area of about

2a. 3r. 11p.

Let to Mr. J. H. Clay on a Yearly Lady-day Tenancy at the low Rent of
per **£6** annum.

The access to the South West corner of this Lot is from the Southern end of Belfield Street over the existing approach road
on the North of the Railway through the yard of the Ilkeston Mill and along the East side of the West boundary hedge of
Field No. 211 on Plan.

LOT 768

(Coloured Pink on Plan No. 34.)

An Enclosure of Accommodation Grass and Garden Land

situate between the Erewash Canal and the River Erewash, close to Ilkeston Junction Station, and
containing an area of about

2a. 3r. 10p.**(Including 25 perches River Erewash.)**

Let to the Representatives of the late Mr. J. George on Yearly Lady-day Tenancies (determinable
by 12 months' notice except the Garden Field No. 209A which is determinable by 6 months' notice)
at the Rent of

per **£6** annum.**SCHEDULE.**

No. on Plan.	Description.	Ordnance Area.
		ACRES.
209 } 210 }	Garden and Grass	2'659
	In Hand.	
177D	River Erewash	'102
221A	River Erewash	'054
	TOTAL ACRES	2'815

This Lot is approached from the Towing Path from the North or from the South.

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgment Rent of 12s. 0d. per annum payable by the Corporation in respect of such Easement.

Erewash Canal**LOT 769**

(Coloured Brown on Plan No. 34).

Accommodation Grass Land

situate between the Erewash Canal and the River Erewash, close to Ilkeston Junction Station, and containing an area of about

1a. 3r. 36p.**(Including 6 perches River Erewash).**

Let to Mr. R. Booth on a Yearly Lady-day Tenancy at a Rent of
per **£4** annum.

The Timber Built Shed is the property of the Tenant.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.
		ACRES.
222	Grass	1'393
223	Grass	'542
	In Hand.	
221B	River Erewash	'040
	TOTAL ACRES	1'975

This Lot is sold subject to a Perpetual Easement for two lines of sewers referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgment Rent of 10s. 6d. per annum payable by the Corporation in respect of such Easement.

LOT 770

(Coloured Green on Plan No. 34).

Allotment Gardens

situate on the East of the Erewash Canal near to Ilkeston Junction Station, being Fields Nos. 238 and 255A on Plan, and containing an area of about

4a. 1r. 32p.**(Including 5 perches River Erewash).**

Let, with other Lands, to the Corporation of Ilkeston on a Yearly Lady-day Tenancy at an apportioned Rent of

per **£7** annum.

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgment Rent of 1s. 9d. per annum payable by the Corporation in respect of such Easement.

This Lot is approached to the North End by Station Road.

Erewash Canal**LOT 771**

(Coloured Grey on Plan No. 34).

Two Enclosures of Accommodation Grass Land

situate on both banks of the River Erewash, on the East of the Erewash Canal, with frontage on to the road from Ilkeston Mill Lock to Cossal, and containing an area of about

4a. 3r. 37p.**(Including 1r. 31p. River Erewash).**

Let, with other Lands, to the Ilkeston Corporation on a Yearly Lady-day Tenancy at an apportioned Rent of

per **£6 10s.** annum.

SCHEDULE.

No. on Plan.	Description.	Ordinance Area.
		ACRES.
253	Grass	2'407
254	Grass	2'128
	In Hand.	
255B	River Erewash	445
	TOTAL ACRES	4'980

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgement Rent of £1 13s. 0d. per annum payable by the Corporation in respect of such Easement.

LOT 772

(Coloured Blue on Plan No. 34).

An Enclosure of Accommodation Grass Land

situate on the East to the Erewash Canal, close to Soughclose Lock, and adjoining the Erewash Furnaces, being Field No. 300 on Plan, containing an area of about

6a. 2r. 6p.

Let to the Representatives of the late Mr. W. Wilkinson on a Yearly Lady-day Tenancy at a low Rent of

per **£5** annum.

The access is to the North West Corner of the Lot from the Bridge near Soughclose Lock.

Park Road.**LOT 773**

(Coloured Pink on Plan No. 34).

A Residence, Extensive Stabling and Farmery, Grounds and Pasture Land

KNOWN AS

“The Park,”

situate on the North side of Park Road, being Fields Nos. 250 and 260 on Plan, and containing an area of about

16a. Or. 28p.

Let to the Ilkeston Co-operative Society, Ltd., on a full Repairing Lease, for a term of 14 years from 25th March, 1918 (determinable at the end of the seventh year by six months' notice by either party), at a Rent of

per £55 annum.

The RESIDENCE, approached by a Carriage Drive, is Brick Built and Slate Roofed, and contains:—

On the Basement—Cellar;

On the Ground Floor—Large Hall, Drawing Room, Dining Room, Kitchen and Scullery;

On the First Floor—Landing, Three Bedrooms, Bath Room (h. and c. Water Supply and Lavatory Basin), and w.c.;

On the Second Floor—One Bedroom.

In the Enclosed Paved Yard is a Larder, Coal House and Underground Rainwater Tank (not used at present).

The North part of the House is divided off, forming **A COTTAGE**, containing:—

Sitting Room, Kitchen, Larder, Two Bedrooms and Box Room; with Timber Built Coal Shed and w.c. outside.

The Range of STABLING (Brick Built and Tile Roofed) contains:—

Coach House, Four-stall Stable, Two-stall Stable, Wash House with Loft over, Harness Room, Two-stall Stable, Two Loose Boxes, Three-stall Stable with Hay Loft over, Fodder Store, Open Cart House, Trap House and Six Pigsties.

The GROUNDS comprise:—

Carriage Drive, Flower and Kitchen Gardens, Lawn and Small Orchard.

Water and Gas are laid on.

The Corporation of Ilkeston has taken possession from the Lessees of about **3a. Or. 7p.**, forming the Northern portion of the Pasture Field, under the Defence of the Realm Act, for the purpose of letting as Allotments.

The Timber, valued at **£50**, is included.

With this Lot is included one half-width of such part of Park Road as fronts this Lot, and the Purchaser will be liable for the cost of repairing such part of the said road.

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgment Rent of £1 16s. 8d. per annum payable by the Corporation in respect of such Easement.

This Lot is sold subject to the Right of Way for all purposes in favour of Lot 775 along the cart road from Park Road leading to the Farm Buildings so far as the field gate at the North East corner of such Lot.

Park Road.**LOT 774**

(Coloured Blue on Plan No. 34).

An Enclosure of Accommodation Pasture Land
with a Building Frontage

situate on the North side of Park Road, adjoining the Erewash Canal, being Field No. 259 on Plan,
 and containing an area of about

3a. 1r. 2p.

Let to the Ilkeston Co-operative Society, Ltd., on a Yearly Lady-day Tenancy at a Rent of

per **£9** annum.

With this Lot is included one-half width of that part of Park Road as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said road.

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgment Rent of 7s. 0d. per annum payable by the Corporation in respect of such Easement.

LOT 775

(Coloured Brown on Plan No. 34).

An Enclosure of Accommodation Grass Land
with an excellent Building Frontage

situate on the North side of Park Road, being Field No. 268 on Plan, and containing an area of about

3a. 3r. 6p.

Let to Mr. W. Shaw on a Yearly Lady-day Tenancy at a low Rent of

per **£9** annum.

This is a very pleasant Site for Villas or Residences and faces South East.

With this Lot is included one-half width of that part of Park Road as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said road.

Parishes of Ilkeston and Kirk Hallam.**Little Hallam.****LOT 776**

(Coloured Brown on Plan No. 34).

Little Hallam Farm

situate at Little Hallam, and containing an area of about

43a. 1r. 2p.

Let, with other Lands, to Mr. W. Parker on a Yearly Lady-day Tenancy at an apportioned low Rent of
per **£75** annum.

The HOUSE (part Brick and part Stone Built and Tiled) contains:—

Hall, Drawing Room, Dining Room, Kitchen, Back Kitchen, Dairy, Larder, Two small Store Rooms, Staircase and Secondary Staircase, Five Bedrooms and Three Attics; with Coal House and Closet outside.

The BUILDINGS comprise:—

Four-bay Implement House, Cow House for 5, Two Loose Boxes, Barn with Chambers over, Cow House for 6, Cow House for 8, Cow House for 8 with Feed Passage, Two Stores, Stable for 5 (Three Stalls) with Chamber over, Chicken House, Calf Place, and Three Pigsties, Three open Cart Houses and Trap House.

Water is laid on to the House and to One Field.**SCHEDULE.**

No. on Plan.	Description.	Ordnance Area.	No. on Plan.	Description.	Ordnance Area.
PARISH OF ILKESTON.			PARISH OF KIRK HALLAM.		
		ACRES.			ACRES.
515A	Orchard	1'105	82	Grass	4'620
515	House, Buildings, etc. ...	2'340	114	Grass	1'163
519	Grass	724	114A	Grass	107
521	Grass	12'271			
529	Grass	9'629			
531	Arable and Grass	12'302		TOTAL ACRES	43'261

Tithe Commutation, £1 7s. 8d.—In the Parish of Kirk Hallam.

The Orchard (No. 515A on Plan), fronting the road leading to Stanton-by-Dale, forms

Excellent Building Sites for Villas.

This Lot is sold subject to and with the benefit of a recent Agreement between the Vendor and the Corporation of Ilkeston under which the North East corner and the Eastern strip of Field No. 515A is to be thrown into the road widening, the Corporation re-erecting the necessary fences and compensating the Tenant for damage occasioned to crops. The Vendor reserves any Timber on the land to be thrown into the road with power to remove it before completion of purchase.

Parish of Ilkeston**Little Hallam****LOT 777**

(Coloured Blue on Plan No. 34).

Accommodation Grass Land and Garden

situate on the North side of Little Hallam Lane, adjoining the Bull's Head Inn, being Field No. 493 on Plan, and containing an area of about

2a. 1r. 26p.

Let, with other Lands, to Mr. W. Parker on a Yearly Lady-day Tenancy at an apportioned low Rent of

per **£3** annum.

The Town Sewer and Water Main are laid in the Frontage Road.

This Lot is sold subject to and with the benefit of the Agreement as referred to at the foot of Lot 776 whereby the South strip of this Lot is to be thrown into the road widening.

LOT 778

(Coloured Pink on Plan No. 34).

A Valuable Building Estate**ON HIGH GROUND, RIPE FOR DEVELOPMENT FOR RESIDENCES,**

situate at Little Hallam, with Frontages on the North to Little Hallam Lane, on the West to the road leading to Stanton-by-Dale, and on the South to Longfield Lane, being Grass Field No. 516 on Plan, and containing an area of about

4a. 3r. 9p.

Let, with other Lands, to Mr. W. Parker on a Yearly Lady-day Tenancy at an apportioned low Rent of **£7** per annum, and the small Garden at the North East corner to Mr. F.J. Bower on an Allotment Tenancy at a Rent of **5s. 0d.**, making a total Rental of

per **£7 5s.** annum.

The Town Sewers and Water Mains are laid in the roads on the North and South.

This Lot is sold subject to and with the benefit of the Agreement as referred to at the foot of Lot 776 whereby strips of land on the North West and South of this Lot are to be thrown into the road widening; the Timber on such strips being similarly reserved to the Vendor.

Hallam Fields**LOT 779**

(Coloured Blue on Plan No. 34).

Three Enclosures of Accomodation Grass Land

situate in Longfield Lane and extending to the Nut Brook, containing an area of about

5a. 1r. 22p.

Let, with other Lands, to Mr. W. Parker on a Yearly Lady-day Tenancy at an apportioned Rent of

per **£7** annum.**SCHEDULE.**

No. on Plan.	Description.						Ordnance Area.
							ACRES.
624	Grass	2'517
654	Grass	892
657	Grass	1'979
	TOTAL ACRES						5'388

Hallam Fields.**LOT 780**

(Coloured Pink on Plan No. 34).

Five Enclosures of Accommodation Land and Garden
with Building Frontage

situate at Hallam Fields, on the South side of the road leading from Ilkeston to the Stanton Iron Works, and containing an area of about

16a. 2r. 34p.

Let, with other Lands, to Mr. W. Parker on a Yearly Lady-day Tenancy at an apportioned low Rent of **£20 5s.**, and as to the Garden, to the Rev. E. E. M. Cox on a Yearly Lady-day Tenancy at the Rent of **1s. 0d.**, making a total Rental of

per **£20 6s.** annum.

SCHEDULE.

No. on Plan.	Description.						Ordnance Area.
							ACRES.
629	Garden	0.50
649	Grass	2.627
650	Grass	5.316
662	Grass	2.711
663	Grass and Arable	6.007
	TOTAL ACRES						16.711

This Lot is sold with the benefit of an Acknowledgement Rent of 5s. 0d. per annum paid by the Stanton Iron Works Co., Ltd., in respect of a telephone pole erected in Field No. 649.

This Lot is sold subject to a Right of Way on foot and with wheelbarrow only along the North East side of the South West boundary hedge of Field No. 649 in favour of the Owner (now The Stanton Iron Works Co., Ltd.), of the Lands adjoining on the North West and South East side.

Derby Road**LOT 781**

(Coloured Brown on Plan No. 34).

Two Enclosures of Accommodation Grass Land (and Buildings)**with a Building Value,**

situate on the North side of the Derby Road, being Fields No. 407 and 410 on Plan, and containing an area of about

6a. 2r. 34p.

Let to Mr. J. R. M. Thompson on a Yearly Lady-day Tenancy at a low Rent of

per **£13 5s.** annum.**The BUILDINGS** comprise :—

A Brick Built and Slate Roofed Stable (erected by a Tenant) and the remains of an old Windmill.

A small strip on the West side of Field No. 407 is fenced off for a Chicken Run and Garden.

The Town Sewer and Water Main are laid in Derby Road.

The Site of the Old Windmill would form an excellent one on which to erect a Residence to command extensive views.**LOT 782**

(Coloured Pink on Plan No. 34).

Two Enclosures of Accommodation Grass Land**with Building Frontage,**

situate on the North side of the Derby Road, being Fields No. 394 and 406 on Plan, and containing an area of about

5a. 0r. 35p.

Let, with other Land, to Mr. G. P. Jackson on a Yearly Lady-day Tenancy at an apportioned Rent of

per **£15 10s.** annum.

The Timber Built and Iron Roofed Barn and Cattle Shed are the property of the Tenant.

The Town Sewer and Water Main are laid in Derby Road.

Pimlico Lane**LOT 783**

(Coloured Green on Plan 34).

**THREE ENCLOSURES OF
Accommodation or Market Garden Land**

situate at the West end of Pimlico Lane and containing an area of about

14a. 1r. 34p.Let to Mr. Geo. Adams on a Yearly Lady-day Tenancy (determinable by 12 months' notice) at
the low Rent ofper **£18 12s.** annum.**SCHEDULE.**

No. on Plan.	Description.						Ordnance Area.
							ACRES.
393	Arable	8'517
393A	Arable	'629
391	Grass	5'317
	TOTAL ACRES						14'463

This Lot is sold subject to Rights of Way for all purposes: (i) from the Pimlico Lane level crossing along the South side of the North boundary hedge of Field No. 393A in favour of Lot 787; (ii) from the same level crossing over the South side of the North boundary hedge of Field No. 393A to the existing lane running East and West through Lot 784 in favour of Lots 784, 785 and 786; (iii) over the North West corner of Field No. 391 in favour of Lot 786.

Nutbrook Canal**LOT 784**

(Coloured Pink on Plan No. 34).

ALLOTMENT

KNOWN AS

Pewitt Gardens

situate adjoining the Nutbrook Canal, being Field No. 388A on Plan, and containing an area of about

6a. 3r. 24p.

Let to various Tenants on Allotment Tenancies at Rents amounting to

per **£33 12s.** annum,

the Landlord paying Rates and Water Rates.

The Gardens are divided by good hedges forming excellent private Gardens for which there is a large demand in the district.

All the Buildings and Glasshouses were erected by the Tenants.

This Lot is sold with the benefit of a Right of Way for all purposes from the Pimlico Lane level crossing to the existing roadway running East and West through this Lot along the South side of the North boundary hedge of Field No. 393A of Lot 783.

This Lot is sold subject to Rights of Way for all purposes over the existing roadway running from West to East through this Lot in favour of Lots 785 and 786.

This Lot is sold subject to the payment of an Acknowledgment Rent of 2s. 6d. per annum hitherto paid by the Vendor to Great Northern Railway Co. in respect of a license to lay a 3-inch water main across and under the Stanton Branch Railway at the level crossing at the West end of Pimlico Lane.

This Lot is sold subject to Rights to fetch and take water from the spring situate at the West end of the roadway running East and West through this Lot in favour of Lots 785 and 786.

Nutbrook Canal**LOT 785**

(Coloured Blue on Plan No. 34).

A Cottage and Garden

KNOWN AS

No. 1 Pewitt

situate adjoining the Nutbrook Canal, and containing an area of about

32 perches.

Let to Mr. W. Shelton on a Cottage Tenancy at the Rent of

per **£3 3s.** annum,

the Landlord paying the Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Living Room and Bedroom; with closet outside; also (erected by the Tenant) the Timber Built addition on the North of the Cottage used as an additional Bedroom; with the Brick Built and Iron Roof Wash House, and the old Stable used as a Store.

Water is obtained from a Spring on Lot 784.

This Lot is sold with the benefit of a Right of Way for all purposes: (i) from the Pimlico Lane level crossing along the South side of the North boundary hedge of Field No. 393A of Lot 783; and (ii) over the roadway running from East to West through Lot 784.

This Lot is sold with the benefit of a Right to fetch and take water from the spring situate at the West end of the roadway running from East to West through Lot 784.

Nutbrook Canal

LOT 786

(Coloured Yellow on Plan No. 34).

A Cottage and Garden

KNOWN AS

No. 3, Pewitt

situate adjoining the Nutbrook Canal, and containing an area of about

1r. 9p.

Let to Mr. Thos. Oakes on a Cottage Tenancy at the Rent of

per **£5 12s.** annum,

the Landlord paying the Rates.

The COTTAGE (Brick Built and Slated) contains:—

Living Room, Kitchen and Two Bedrooms; with Wash House and Closet outside; Garden.

Also an old Brick Built Cottage adjoining.

The Two Glasshouses in the Garden were erected by the Tenant.

Water is obtained from a Rain Water Tank (the property of the Tenant) and from a Spring situated on Lot 784.

This Lot is sold with the benefit of Rights of Way for all purposes; (i) from the Pimlico Lane level crossing along the South side of the North boundary hedge of Field No. 393A of Lot 783; (ii) over the roadway running from East to West through Lot 784 and (iii) over the North West corner of Field No. 391 of Lot 783.

This Lot is sold with the benefit of a Right to fetch and take water from the spring situate at the West end of the roadway running from East to West through Lot 784.

Pimlico Lane**LOT 787**

(Coloured Blue on Plan No. 34).

Four Enclosures of Accommodation Grass Land

situate at the West end of Pimlico Lane, adjoining the G.N. Railway on the North and East, and
containing an area of about

10a. 3r. 4p.

Let to the Ilkeston Corporation on a Yearly Lady-day Tenancy (determinable by 12 months' notice)
at a Rent of

per **£27 10s.** annum.**SCHEDULE.**

No. on Plan.	Description.						Ordnance Area.
							ACRES.
365	Grass	1'113
371	Grass	5'995
372	Grass	2'463
373	Grass	1'203
	TOTAL ACRES ...						10'774

This Lot is sold with the benefit of a Right of Way for all purposes from the Pimlico Lane level crossing along the South side of the North boundary hedge of Field No. 393A of Lot 783.

Pimlico Lane**LOT 788**

(Coloured Brown on Plan No. 34).

Accommodation Grass Land and Buildings

situate on the North side of Pimlico Lane, and containing an area of about

15a. 2r. 27p.

Let to Mr. T. H. Richardson on a Yearly Lady-day Tenancy at a Rent of

per £46 annum.**The BUILDINGS** (Timber Built) comprise :—Cow House for 2 and Calf Place, Two Loose Boxes, Four Pigsties, Fowl House and Barn
(Brick Built and Iron Roofed).

NOTE.—The Buildings, with the exception of the detached Cattle Shed in Field No. 375, are the Tenant's property.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.
		ACRES.
364	Grass and Buildings	3'852
363	Grass	3'398
374	Grass	1'862
375	Grass	3'090
376	Grass and Building	3'314
385A	Pimlico Lane	154
	TOTAL ACRES	15'670

Water is laid on to the Buildings and Land.

With this Lot is included one-half width of that part of Pimlico Lane as adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of this Lane.

Pimlico Lane**LOT 789**

(Coloured Green on Plan No. 34).

Nursery Ground and Building Land**With Frontage to Pimlico Lane,**

fronting the North side of Pimlico Lane and adjoining, on the West side, the Secondary Schools, and with access to the road on the North, being Field Nos. 362 and 377 on Plan, and containing an area of about

3a. 3r. 27p.

Let to Mr. G. Adams, as to the Frontage Land to a depth of 160 feet and a strip of Land 40 feet wide on the East side, on a Monthly Tenancy (determinable by one month's notice expiring on the 25th of any month), and as to the remainder, with other Lands, on a Yearly Lady-day Tenancy (determinable by 6 months' notice), at Rents of **1s. 8d.** per month and **£4 10s.** per annum (apportioned) respectively, making a total very low Rental of

per £5 10s. annum.

The Brick Built and Slate Roofed Tool Shed belongs to the Tenant.

With this Lot is included one-half width of that part of Pimlico Lane as adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of this Lane.

The Tenancy Agreement states that compensation is payable by the Landlord at the determination of the Tenancy.

The Town Sewer and Water Main are laid in Pimlico Lane.

Near Manners Colliery**LOT 790**

(Coloured Pink on Plan No. 34).

Allotment Gardens

KNOWN AS

“Manor Gardens,”

situate on the South side of the road to Manners Colliery, being Field No. 338 on Plan, and containing an area of about

15a. 2r. 13p.

Let to various Tenants on Allotment Tenancies at Rents amounting to

per £71 annum,

the Landlord paying the Rates and Water Rates.

The Gardens are divided by good hedges, enclosing excellent Private Gardens, for which there is large demand in the district.

All the Buildings and Sheds were erected by the Tenants.

This Lot is sold with the benefit of a Right of Way for all purposes along the road fronting the North boundary of this Lot, namely, from the Railway Bridge at the West end of Manor Road along the road leading past Manners Colliery to the North Western corner of this Lot.

Near Manners Colliery**LOT 791**

(Coloured Blue on Plan No. 34).

Allotment Gardens

situate to the S.E. of the Derbyshire and Nottinghamshire Electric Power Co's Power Station, being Field No. 350 on Plan, and containing an area of about

7a. 2r. 2p.

Let on Lease to the Corporation of Ilkeston for a term of 14 years from 25th March, 1917, at a Rent of

per **£12** annum.

The Lease empowers the Lessor to resume possession at any time for building or other purposes.

This Lot is sold with the benefit of a Right of Way for all purposes from the Railway Bridge at the West end of Manor Road over the road leading past the Manners Colliery to the North Western corner of this Lot.

The soil of the public footpath between this Lot and Lot 790 is Coloured Blue on Plan and is included in this Lot.

LOT 792

(Coloured Yellow on Plan No. 34).

Two Freehold Ground Rents of £45 & £9 respectively

amounting to

per **£54** annum,

well secured by a Lease for 99 years from 25th March, 1902 (having about 80½ years unexpired) on the Derbyshire and Nottinghamshire Electric Power Syndicate's Electric Power Station,

situate near Manners Colliery, and containing an area of about

5a. 1r. 20p.

Under the terms of the Lease the Lessees

- (i) have the right to lay a line of pipes to the Nuthbrook Canal, as shown by a dotted line (across Lot 793) on the Plan, for the purpose of obtaining water from the said Canal the Lessor not to be in any way liable if the Lessees do not obtain the right to take such water;
- (ii) have a use of the road leading past the Manners Colliery to the West end of Manor Road bearing a fair proportion of the cost of keeping such road in repair;
- (iii) shall not erect any building on the land North of the Mineral Railway without the consent of the Lessor. The Rent of £9 shall be increased by an amount to be agreed upon in the event of such consent.

Near Manners Colliery**LOT 793**

(Coloured Grey on Plan No. 34).

Manor Farm

the Lands being situate to the South West of Manners Colliery and extending to the Nutbrook Canal and the House and Farm Buildings in Manor Road, together containing an area of about

46a. 2r. 26p.

Let to the Manners Colliery Co. on Lease for a term of 7 years from 25th March, 1916, and thereafter on a Tenancy from year to year if the Lessees give 12 months' previous notice of their intention to continue such Tenancy, at a Rent of **£91 2s. 6d.** per annum; and Let as regards Field No. 368A on a Yearly Lady-day Tenancy at an apportioned Rent of **£2** per annum, making a Total Rental of

per **£93 2s. 6d.** annum.

The **HOUSE** (Brick Built and Slated) contains:—

On the Ground Floor—Hall, Drawing Room, Dining Room, Kitchen, Scullery and Larder;

On the First Floor—Four Bedrooms, Bath Room (h. & c. Water Supply); and w.c. outside.

The **BUILDINGS** comprise:—

Garage with Loft over, Cow House for 9, Open Cart House, Three Loose Boxes, Implement Shed, Four-stall Stable and Hay Barn with Granary over.

Water is laid on to the House.

Electric Light has been installed in the House and Buildings by the Lessee, power being supplied from the Lessee's Generating Plant at Manners Colliery.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.	No. on Plan.	Description.	Ordnance Area.
		ACRES.			ACRES.
118	Arable	1'486	368A	Grass	'886
331	Arable	8'380	370	Grass	1'903
346A	House and Buildings	'303			
353	Grass	2'900		In Hand.	
354	Arable	5'286	Pt. 345	Manor Road	'055
356	Grass	6'073			
357	Grass	11'553			
366	Grass	2'052		TOTAL ACRES	46'662
367	Grass	5'785			

Under the terms of the Lease the Lessor has power to resume possession at any time for building and all other purposes.

With this Lot is included one-half width of that part of Manor Road as adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of this road.

This Lot is sold with the benefits of Rights of Way for all purposes (i) from the railway bridge at the West end of Manor Road over the road leading past Manners Colliery to the West end of such road at its junction with Heanor Branch Railway; (ii) from the road leading past Manners Colliery from the point at the Eastern end of Lot 792 in a North Westwards direction along the North side of the South boundary hedge of Field No. 320 (land occupied by the Manners Colliery) and along the South side of the North boundary hedge of Field No. 324 of Lot 794; and (iii) across the old tram line track at the point where such track crosses the Southern Fence of Field No. 353 of this Lot.

This Lot is sold subject to Rights of Way for all purposes (i) from the subway under the Heanor Branch Railway at the West end of the road leading past Manners Colliery and thence in a South West direction across Fields Nos. 353, 357 and 367 for access to the Old shaft in favour of the Vendor; and (ii) over the entrance roadway on the East of the Farm House and over the roadway on the West of the Farm House in favour of Lot 956.

This Lot is sold subject to an Easement (but without the benefit of any Rent) for a line of water pipes (shown on the Plan with a dotted line) in favour of Lot 792, as stated in Paragraph (i) of the Particulars of such Lot.

Nutbrook Canal**LOT 794**

(Coloured Pink on Plan No. 34).

**Four Enclosures of Accommodation Grass Land
and SPOIL BANK**

situate adjoining the Nutbrook Canal, and containing an area of about

20a. 3r. 31p.

Let to the Manners Colliery Co. on a Yearly Lady-day Tenancy, and as to the Spoil Bank to the Representatives of the late Mr. A. E. M. Mundy, on a Yearly Lady-day Tenancy at Rents of **£43 1s. 7d.** and **£1** respectively, making a total Rental of

per **£44 1s. 7d.** annum.**SCHEDULE.**

No. on Plan.	Description.	Ordnance Area.
		ACRES.
116	Spoil Bank	'904
117	Grass	6'873
324	Grass	4'164
327	Grass	2'462
329	Grass	6'541
	TOTAL ACRES	20'944

This Lot is sold with the benefit of a Right of Way for all purposes from the railway bridge at the West end of Manor Road over the road leading past Manners Colliery to a point at the East end of Lot 792 and thence over the North side of the South boundary hedge of Field No. 320.

This Lot is sold subject to a Right of Way for all purposes over the North side of Field No. 324 in favour of Lot 793.

Near Manners Colliery**LOT 795**

(Coloured Yellow on Plan No. 34).

Accommodation Land and Playing Field

situate adjoining the Manners Colliery, and containing an area of about

20a. Or. 23p.

Let, with other Lands, to the Manners Colliery Company on a Yearly Lady-day Tenancy at
an apportioned Rent of

per **£44 13s. 4d.** annum.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.
		ACRES.
122	Sports Ground	6'113
124	Grass	7'427
126D	Grass	'340
317	Grass	5'926
340	Bungalows and Gardens	'339
	TOTAL ACRES	20'145

The Timber Built and Tiled Pavilion in Field No. 122 and the Two Timber Built Bungalows in Field No. 340 are the property of the Tenant.

This Lot is sold with the benefit of Rights of Way for all purposes: (i) from the railway bridge at the West end of Manor Road for a distance of about 400 feet over the road leading to Manners Colliery and from that point in a North Easterly direction across the East corner of Field No. 320; and (ii) over the existing footpath on the North side of Field No. 126D of this Lot to the North West corner of Field No. 317 of this Lot.

This Lot is sold subject to a Right of Way for all purposes over the occupation roadway on the South side of the North boundary hedge of Field No. 122 in favour of Lot 797.

Heanor Road**LOT 796**

(Coloured Pink on Plan No. 34).

Allotment Gardens and Building Land

KNOWN AS

BUTTERLEY GARDENS,

situate adjoining the Great Northern Ilkeston Station, with a short Frontage to the West side of Heanor Road, being Field No. 126 on Plan, and containing an area of about

14a. 2r. 22p.

Let to various Tenants on Allotment Tenancies (with the exception of the narrow Garden projecting at the North of this Lot to Heanor Road, which is Let, with other Lands, to Mrs. M. Wood on a Monthly Tenancy, and the Garden Let to Mr. W. H. Bentley on a Yearly Michaelmas Tenancy) at Rents of **£61 8s. 0d., 3s. 9d.** (apportioned), and **2s. 0d.** respectively, making a Total Rental of

per £61 13s. 9d. annum,

the Landlord paying the Rates and Water Rates.

All the Buildings and Glasshouses were erected by the Tenants.

The Gardens are divided by good hedges enclosing Excellent Private Gardens, for which there is a large demand in the district.

This Lot, with a valuable Frontage to Heanor Road at the Southern end, and a strip 40 feet wide reserved for access to Heanor Road at the Northern end, **has a potential value as a Building Estate**, which is considerably enhanced by its close proximity to the Great Northern Railway Station.

This Lot is sold subject to a Right of Way for all purposes from the footbridge over the Railway (situate in the centre of the South boundary of this Lot) over the footpath, leading in a South Westerly direction, giving access to Field No. 317 in favour of Lot 795.

Heanor Road**LOT 797**

(Coloured Green on Plan No. 34).

Rutland Farm and Two Cottages

situate on the West side of Heanor Road, close to Ilkeston G.N.R. Station, and containing an area of about

78a. 2r. 26p.

Let to Mr. H. Knighton, as regards the Farm House, Two Cottages and Buildings (about 1 acre) on Lease for a term of 60 years from 25th March, 1886; and as regards the remainder, on a Yearly Lady-day Tenancy at Rents of **£5** and **£88 8s.** respectively, making a total Rent of

per **£93 8s.** annum.

The HOUSE (Brick Built and Slated) contains:—

Small Hall, Drawing Room, Dining Room, Kitchen, Scullery, Larder, Two Bedrooms, Bath Room, w.c., and Servant's Bedroom over Kitchen.

The Two Detached Well-built COTTAGES (Brick Built and Slated) each contain:—

Sitting Room, Kitchen, Scullery, Larder, Two Bedrooms and Box Room; with E.C. outside.

The BUILDINGS comprise:—

Cow House for 12 and Two Calf Boxes, Mixing Room, Two Loose Boxes, Five-stall Stable, Chaff-cutting Room, Small Barn, Calf Place, Four Timber Built Stores, Two Pigsties, Cart House and Timber Built Stable.

Water is laid on from the Public Main to a Stand-pipe in the Garden of the Southern Cottage.

SCHEDULE.

No. on Plan.	Description.	Ordnance Area.	No. on Plan.	Description.	Ordnance Area.
		ACRES.			ACRES.
108	Grass	3'905	120	Grass	11'939
109	House, Cottage, Building, etc. ...	'817	121	Grass	7'859
110	Cottage, Occupation Road and Strip of Garden	'810	123	Grass	5'768
111	Arable	6'640	125	Grass	8'891
112	Grass	8'951	326	Grass	1'263
113	Grass	12'687			
119	Grass	9'131		TOTAL ACRES	78'661

With this Lot is included the narrow strip of garden on the North West of, and forming part of the existing garden of No. 97 Heanor Road. This strip is not Let by the Vendor, and will enable the Purchaser of this Lot to have a wider entrance road,

Under the terms of a Lease granted for 99 years from 25th March, 1905, the Lessee of Lot 908 (shown on Plan No. 36) covenanted to keep in repair, when constructed, a proposed new road between such Lot and the Ilkeston Hospital.

This Lot is sold with the benefit of a Right of Way for all purposes over the South side of the North boundary hedge of Field No. 122 of Lot 795, and also with the benefit of an Acknowledgment Rent of 2s. 0d. per annum paid by the Governors of the Ilkeston Hospital in respect of the right to use the occupation road on the South East of the Ilkeston Hospital.

Great Northern Railway**LOT 798**

(Coloured Brown on Plan No. 34).

A Perpetual Rent Charge

OF

per £132 annum

created by a Deed of Conveyance dated 16th October, 1886, and secured upon Lands forming part of the Heanor Branch Line of the Great Northern Railway, and also upon the Tolls and Rates of the Great Northern Railway Company, and payable by such Company half-yearly at Lady Day and Michaelmas.

Tithe Commutation.—Paid by the Great Northern Railway Company.

Land Tax.—Paid by the Great Northern Railway Company.

LOT 799

(Coloured Yellow on Plan No. 34).

A Perpetual Rent Charge

OF

per £73 10s. annum

created by a Deed of Conveyance dated _____, and secured upon Lands forming five separate portions of the Stanton Branch Line of the Great Northern Railway, and also upon the Tolls and Rates of the Great Northern Railway Company, and payable by such Company.

Tithe Commutation.—Paid by the Great Northern Railway Company.

Land Tax.—Paid by the Great Northern Railway Company.

ALSO

Three Pieces of Land

containing an area of about

2r. 33p.

situate on the East of Fields No. 521, 529 and 531 of Lot 776, and at the South corner of Field No. 386 of Lot 965 on Plan No. 37, forming parts of approaches to Bridges over, and an approach to a cattle creep under the Stanton Branch Line of the Great Northern Railway Company, which Three Pieces of Land the said Company have a Right to use under the Deed creating the Rent Charge.

Great Northern Railway**LOT 800**

(Coloured Green on Plan No. 34).

A Perpetual Rent Charge

OF

per £12 9s. 6d. annum,

created by a Deed of Conveyance dated 17th June, 1884, and secured upon Lands, Fields No. 661 and 687 on Plan, containing **1a. 2r. 26p.**, being part of the Stanton Branch Line of the Great Northern Railway, and also upon the Tolls and Rates of the Great Northern Railway Company, and payable by such Company half-yearly on 15th April and 15th October.

Tithe Commutation.—Paid by the Great Northern Railway Company.

Land Tax.—Paid by the Great Northern Railway Company.

Church Street, Cotmanhay**LOT 801**

(Coloured Blue on Plan No. 35).

A Cottage and Garden

KNOWN AS

No. 21, Church Street,

Situate on the North side of Church Street, and containing an area of about

38 Perches.

Let, with other Lands, to Mr. J. Bamford on a Cottage Tenancy at an apportioned Rent of
per £6 5s. annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and part Tiled and part Slated) contains:—

Living Room, Kitchen, Wash House, Larder and Three Bedrooms; with Closet outside.

Water is laid on to the Yard.

Church Street, Cotmanhay**LOT 802**

(Coloured Pink on Plan No. 35).

A Cottage and Garden

known as

No. 20, Church Street,

situate on the North side of Church Street, and containing an area of about

1r. 29p.

Let to Mr. R. H. Johnson on a Cottage Tenancy at a Rent of

per **£4** annum.

The Landlord pays the Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Sitting Room, Living Room, Kitchen, Wash House, Larder and Three Bedrooms; with small Glasshouse and Closet outside.

The Range of Wood and Iron Built Piggeries are the property of a sub-Tenant.

Water is obtained from a Well in front of the Cottage.**LOT 803**

(Coloured Yellow on Plan No. 35).

A Garden or Building Site

situate on the North side of Church Street, and containing an area of about

1r. 6p.

Let to Mr. W. Buxton on an Allotment Tenancy at a Rent of

per **£15** annum.

The Landlord pays the Rates.

Church Street, Cotmanhay

LOT 804

(Coloured Green on Plan No. 35).

A Cottage, Garden and Orchard

KNOWN AS

Hollyhurst

situate on the North side of Church Street, and containing an area of about

2r. 21p.

Let, with other Lands, on a Cottage Tenancy at an apportioned Rent of

per **£4 10** annum.

The Landlord pays the Rates and Water Rates.

The **COTTAGE** (Brick Built and part Slated and part Tiled) contains:—

Two Sitting Rooms, Kitchen, Larder, Two Bedrooms, Bath Room and w.c.; with Coal House and Store outside.

Water and Gas are laid on.

Church Street, Cotmanhay**LOT 805**

(Coloured Purple on Plan No. 35).

A Cottage and Garden

KNOWN AS

No. 18, Church Street,

situate on the North side of Church Street, and containing an area of about

34 Perches.

Let to Mr. J. Straw on a Cottage Tenancy at a Rent of

per **£8** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Slated) contains:—

Sitting Room, Living Room, Scullery, Larder, Two Bedrooms, and Box Room; with Coal House and Closet outside.

Water is laid on.**LOT 806**

(Coloured Blue on Plan No. 35).

Two Gardens**forming an EXCELLENT BUILDING SITE**

situate on the North side of Church Street, and containing an area of about

1r. 8p.Let to Mr. W. Cutts, and with other Land to Mrs. Haslam, on Allotment Tenancies at Rents of
10s. 0d. and 10s. 0d. (apportioned) respectively, making a total Rental ofper **£1** annum.

The Landlord pays the Rates.

Duke's Place, Cotmanhay**LOT 807**

(Coloured Pink on Plan No. 35).

Two Semi-Detached Cottages and Three Gardens

known as

Nos. 10 and 11, Dukes Place,

situate in the abovementioned Place, and containing an area of about

1r. 32p.

Let to the following Tenants as under :—

	Rent per annum.
No. 10, Dukes Place, to Mr. S. Trueman on a Cottage Tenancy	£2 0 0
No. 11, Dukes Place, to Mr. E. Trueman on a Tenancy determinable by 6 months' notice any Lady-day or Michaelmas	£2 0 0
A Garden to Mr. W. S. Fisher on an Allotment Tenancy	£0 5 0
Total Rent	£4 5 0

The Landlord pays the Rates and Water Rates.

The COTTAGE (No. 10—Brick Built and Slated) contains :—

Sitting Room, Kitchen, Scullery, Larder and Three Bedrooms; with Coal House and Closet outside.

The COTTAGE (No. 11—Brick Built and Slated) contains :—

Sitting Room, Kitchen, and Two Bedrooms; with Glass Built Wash House, Coal House and Closet outside.

Gas is laid on.**Water is laid on to a Stand Pipe in Dukes Place.**

This Lot is sold with the benefit of a Right of Way for all purposes over Dukes Place, and the Purchaser will be liable for two-sixths share of the cost of repairing such Place.

Dukes Place, Cotmanhay**LOT 808**

(Coloured Yellow on Plan No. 35).

A Cottage and Garden

known as

No. 9, Dukes Place,

situate in the abovementioned Place, and containing an area of about

20 Perches.

Let, with other Lands, to Mr. S. Cooper on a Cottage Tenancy at an apportioned Rent of

per **£3 5s.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains :—

Sitting Room, Kitchen, Larder and Three Bedrooms; with Glasshouse, Coal House and Closet outside.

Gas is laid on.**Water is laid on to a Stand Pipe in Dukes Place.**

This Lot is sold with the benefit of a Right of Way for all purposes over Dukes Place, and the Purchaser will be liable for one-sixth share of the cost of repairing such Place.

Dukes Place, Cotmanhay**LOT 809**

(Coloured Brown on Plan No. 35).

A Cottage and Garden

known as

No. 5, Duke's Place,

situate in the abovementioned Place, and containing an area of about

29 Perches.

Let to Mrs. C. Beardsley on a Cottage Tenancy at a Rent of

per **£3 10s.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Slated) contains:—

Living Room, Kitchen, Wash House and Two Bedrooms; with Closet outside.

Also an old **Cottage** used as a Store.**Gas is laid on.****Water is laid on to a Stand Pipe in Dukes Place.**

This Lot is sold with the benefit of a Right of Way for all purposes over Dukes Place, and the Purchaser will be liable for one-sixth share of the cost of repairing such Place.

LOT 810

(Coloured Purple on Plan No. 35).

A Cottage and Garden

known as

No. 4, Dukes Place,

situate in the abovementioned Place, and containing an area of about

34 Perches.

Let to Mr. Thos. Bamford on a Cottage Tenancy at a Rent of

per **£6** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Living Room, Kitchen, Larder and Two Bedrooms; with Coal House and Closet outside.

Water is laid on to the Yard.**Gas is laid on.**

This Lot is sold with the benefit of a Right of Way for all purposes over Dukes Place, and the Purchaser will be liable for one-sixth share of the cost of repairing such Place.

Dukes Place, Cotmanhay**LOT 811**

(Coloured Green on Plan No. 35).

A Cottage and Garden

known as

No. 1, Dukes Place,

situate in the abovementioned Place, and containing an area of about

19 Perches.

Let to Mrs. S. Sisson on a Cottage Tenancy at a Rent of

per **£5 10s.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Sitting Room, Kitchen, Larder and Three Bedrooms; with Coal House and Closet outside.

Also an old **Cottage** used as a Store.**Gas is laid on.****Water is laid on to the Garden.**

This Lot is sold with the benefit of a Right of Way for all purposes over Dukes Place, and the Purchaser will be liable for one-sixth share of the cost of repairing such Place.

Church Street, Cotmanhay**LOT 812**

(Coloured Grey on Plan No. 35).

A Cottage and Garden

known as

No. 16, Church Street,

situate in the abovementioned Street, and containing an area of about

27 Perches.

Let to Mrs. E. Bostock on a Weekly Tenancy at a Rent of

per **£5 4s.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Sitting Room, Kitchen, Scullery, Larder and Three Bedrooms; with Closet outside.

Gas is laid on.**Water is laid on to the Garden.**

Church Street, Cotmanhay**LOT 813**

(Coloured Pink on Plan No. 35).

A Freehold Ground Rent

OF

per £7 10s. annum,

well-secured by a Lease for 60 years from 29th September, 1901 (having about 41 years unexpired)

on a Well Built RESIDENCE

KNOWN AS

Clematis Villa

situate in Church Street, in the Occupation of Mr. Thomas Sisson, having an area of about

29 Perches.**The HOUSE** (Brick Built and Slated) contains:—

Hall, Two Reception Rooms, Two Bedrooms, and usual offices.

With reversion in about 41 years to the Rack Rental.**ALSO****A Freehold Garden, Orchard and Glasshouse**

being part of the grounds of the above House, containing an area of about

2r. 25p.

Let to Mr. Thomas Sisson on an Allotment Tenancy at a Rent of

per £3 3s. annum.

The portion on Lease is the square piece within the dotted lines on Sale Plan.

Henshaw Place, Cotmanhay**LOT 814**

(Coloured Blue on Plan No. 35).

A Cottage and Garden

KNOWN AS

No. 7, Henshaw Place,

situate in Henshaw Place, and containing an area of about

1r. 35p.

Let to Mr. J. Walters on a Cottage Tenancy at a Rent of

per **£3 14s.** annum.

The Landlord pays the Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Living Room, Larder, and Bedroom; with Closet outside.

Also an old Brick Built and Tiled **Cottage** used as a Store.**Water is obtained from a Well in the Garden.**

Henshaw Place, Cotmanhay**LOT 815**

(Coloured Yellow on Plan No. 35).

A GARDEN

situate in Henshaw Place, and containing an area of about

37 Perches.

Let to Mr. A. Beeton on an Allotment Tenancy at a Rent of

per **15s.** annnm.

The Landlord pays the Rates.

The Glasshouse is the property of the Tenant.

This Lot is sold with the benefit of a Right of Way for all purposes over Henshaw Place, and the Purchaser will be liable for one-eighth share of the cost of repairing the whole of such Place.

Church Street, Cotmanhay**LOT 816**

(Coloured Purple on Plan No. 35).

A Garden or Building Site

situate on the North side of Church Street, and containing an area of about

33 Perches.

Let to Mr. G. Grundy on an Allotment Tenancy at a Rent of

per **15s.** annum.

The Landlord pays the Rates.

Henshaw Place, Cotmanhay**LOT 817**

(Coloured Brown on Plan No. 35).

A Cottage and Two Detached Gardens

known as

No. 2, Henshaw Place,

situate in three portions in Henshaw Place, and containing an area of about

1r. 14p.

Let to Mr. Jesse Smith on a Monthly Tenancy at a Rent of

per **£5** annum.**The COTTAGE** (Brick Built and part Tiled and part Slated) contains :—

Sitting Room, Living Room, Larder and Three Bedrooms; with Wash House and Closet outside.

This Lot is sold with the benefit of a Right of Way for all purposes over Henshaw Place, and the Purchaser will be liable for one-eighth share of the cost of repairing the whole of such Place.

LOT 818

(Coloured Green on Plan No. 35).

A Cottage and Garden

known as

No. 6, Henshaw Place,

situate in Henshaw Place, and containing an area of about

26 Perches.

Let to Mr. Jos. Henshaw on a Weekly Tenancy at a Rent of

per **£3 18s.** annum.

The Landlord pays the Rates and Water Rate.

The COTTAGE (Brick Built and Tiled) contains :—

Living Room, Larder and Bedroom; with Timber Built Wash House and Closet outside.

Gas is laid on.**Water is laid on to the Yard.**

This Lot is sold with the benefit of a Right of Way for all purposes over Henshaw Place, and the Purchaser will be liable for one-eighth share of the cost of repairing the whole of such Place.

Henshaw Place, Cotmanhay**LOT 819**

(Coloured Grey on Plan No. 35).

A Semi-Detached Cottage and Garden

KNOWN AS

No. 4, Henshaw Place,

situate in Henshaw Place, and containing an area of about

29 Perches.

Let, with other Lands, to Mr. W. E. Winfield on a Cottage Tenancy at an apportioned Rent of

per **£3 8s.** annum.

The Landlord pays the Rates and Water Rate.

The COTTAGE (Brick Built and Slated) contains:—

Living Room, Kitchen and Two Bedrooms; with Closet outside.

Water is laid on.**This Lot** is sold with the benefit of a Right of Way for all purposes over Henshaw Place, and the Purchaser will be liable for one-eighth share of the cost of repairing the whole of such Place.**LOT 820**

(Coloured Purple on Plan No. 35).

A Cottage and Garden

KNOWN AS

No. 3, Henshaw Place,

situate in Henshaw Place, and containing an area of about

1r. 8p.

Let to Mrs. S. Henson on a Cottage Tenancy at a Rent of

per **£5 16s.** annum.

The Landlord pays the Rates and Water Rate.

The COTTAGE (Brick Built and Tiled) contains:—

Living Room, Scullery, Larder, Two Bedrooms and Box Room; with Closet outside.

Gas is laid on.**Water is laid on to the Yard.****This Lot** is sold with the benefit of a Right of Way for all purposes over Henshaw Place, and the Purchaser will be liable for one-eighth share of the cost of repairing the whole of such Place.

Henshaw Place, Cotmanhay.**LOT 821**

(Coloured Pink on Plan No. 35).

A Cottage and Garden

known as

No. 5, Henshaw Place,

situate in Henshaw Place, and containing an area of about

22 Perches.

Let to Mr. Jas. Webster on a Cottage Tenancy at a Rent of

per **£3** annum.

The Landlord pays the Rates and Water Rate.

The COTTAGE (Brick Built and Slated) contains:—

Living Room, Larder and Two Bedrooms; with Closet and Coal House outside.

Gas is laid on. Water is laid on to the Yard.

This Lot is sold with the benefit of a Right of Way for all purposes over Henshaw Place, and the Purchaser will be liable for one-eighth share of the cost of repairing the whole of such Place.

LOT 822

(Coloured Blue on Plan No. 35).

A Cottage and Garden

known as

No. 8, Henshaw Place,

situate in Henshaw Place, and containing an area of about

22 Perches.

Let, with other Lands, to Mr. G. Webster on a Cottage Tenancy at an apportioned Rent of

per **£3 5s.** annum.

The Landlord pays the Rates and Water Rate.

The COTTAGE (Brick Built and Slated) contains:—

Sitting Room, Kitchen, Larder and Two Bedrooms; with Coal House and Closet outside.

Gas is laid on. Water is laid on to the Yard.

This Lot is sold with the benefit of a Right of Way for all purposes over Henshaw Place, and the Purchaser will be liable for one-eighth share of the cost of repairing the whole of such Place.

Henshaw Place, Cotmanhay**LOT 823**

(Coloured Yellow on Plan No. 35).

A Nice Cottage and Garden

known as

Rose Cottage, No. 1, Henshaw Place,

situate in Henshaw Place, and containing an area of about

1r. 18p.

Let to Mr. Jos. Stirland on a Cottage Tenancy at the Rent of

per **£5 10s.** annum.

The Landlord pays the Rates and Water Rate.

The COTTAGE (Brick Built and part Slated and part Tiled) contains:—

Sitting Room, Living Room, Kitchen, Scullery, Larder and Four Bedrooms; with Wash House, Coal House and Closet outside.

Also Glasshouse and Store in Garden.

Gas is laid on. Water is laid on to the Yard.

This Lot is sold with the benefit of a Right of Way for all purposes over Henshaw Place, and the Purchaser will be liable for one-eighth share of the cost of repairing the whole of such Place.

Church Street, Cotmanhay**LOT 824**

(Coloured Green on Plan No 35).

A Cottage and Garden

known as

No. 13, Church Street,

situate on the North side of Church Street, and containing an area of about

2r. 6p.The Cottage and a small part of the Garden is Let, with other Lands, to Mr. J. E. Fearn on a Cottage Tenancy, and the larger Garden is Let to Mr. J. Stevenson on an Allotment Tenancy, at Rents of **£6 14s.** (apportioned) and **£1 16s.** respectively, making a total Rental ofper **£8 10s.** annum.

The Landlord pays the Rates and Water Rate.

The COTTAGE (Brick Built and Tiled) contains:—

Sitting Room, Kitchen, Larder and Three Bedrooms; with Wash House and Closet outside.

Also an old **Cottage** (Brick and Tiled) used as a Store, which is included in the Cottage Tenancy.**Water and Gas are laid on.**

Church Street, Cotmanhay**LOT 825**

(Coloured Purple on Plan No. 35).

A Cottage and Garden

known as

No. 14, Church Street,

situate on the North side of Church Street, and containing an area of about

16 Perches.

Let, with other Lands, to Mr. E. Clark on a Cottage Tenancy at an apportioned Rent of

per £3 annum.

The Landlord pays the Rates and Water Rate.

The COTTAGE (Brick Built and Tiled) contains:—

Living Room, Larder and Two Bedrooms; with Coal House, Copper and Closet outside.

Gas is laid on.**Water is laid on to the Yard.****LOT 826**

(Coloured Blue on Plan No. 35).

A Garden or Building Site

situate on the North side of Church Street, and containing an area of about

1r. 5p.

Let, with other Lands, to Mr. J. E. Fearn on a Cottage Tenancy at an apportioned Rent of

per £1 2s. annum.

The Landlord pays the Rates and Water Rate.

The Brick and Tiled Pigstye was erected by a Tenant.

Church Street, Cotmanhay**LOT 827**

(Coloured Brown on Plan No. 35).

Allotment Gardens**with Building Frontage to Church Street**

situate on the North side of Church Street, and containing an area of about

1a. 2r. 19p.

Let to various Tenants on Allotment Tenancies at Rents amounting to

per **£5 5s. annum.**

The Landlord pays the Rates.

LOT 828

(Coloured Pink on Plan No. 35).

Accommodation Grass Land with Building Sites**fronting Church Street**

situate on the North side of Church Street, being Field No. 73, containing an area of about

1a. Or. 34p.Let, with other Lands, to Mr. S. P. Godber on a Yearly Lady-day Tenancy at an apportioned
low Rent ofper **£2 10s. annum.**

The Town Sewer and Water Main are laid in Church Street.

Under the Tenancy Agreement the Vendor has power to resume possession at any time for building or
other purposes.

Church Street, Cotmanhay**LOT 829**

(Coloured Blue on Plan No. 33).

A Garden or Building Site

situate on the North side of Church Street, and containing an area of about

34 Perches.

Let to Mr. Jas. Henshaw on an Allotment Tenancy at a Rent of

per **18s. annum.**

The Landlord pays the Rates.

LOT 830

(Coloured Yellow on Plan No. 35).

A Cottage and Garden

known as

No. 10 Church Street,

situate on the North side of Church Street, and containing an area of about

1 Rood.

Let to Mr. J. H. Morley on a Cottage Tenancy at a Rent of

per **£5 10s. annum.**

The Landlord pays the Rates.

The COTTAGE (Brick Built and Tiled) contains :—

Sitting Room, Kitchen, Larder and Two Bedroom ; with Wash House, Coal House and Closet outside.

Church Street, Cotmanhay**LOT 831**

(Coloured Brown on Plan No. 35).

A Shop, Dwelling House & Paddock

known as

No. 9 Church Street,

situate on the North side of Church Street, being Fields Nos. 74 and Pt. 140 on Plan, and containing an area of about

1a. 2r. 6p.

Let to Mr. H. A. Cresswell on a Cottage Tenancy at a nominal Rental of

per **£3 17s.** annum.**The HOUSE and SHOP** (Brick Built and part Slated and part Tiled) contains:—

Grocer's Shop, Cellars, Store Room over the Shop, Drawing Room, Dining Room, Kitchen, Larder, Wash House, Five Bedrooms and Box Room; with Trap House, Stable and Closet outside. Large Garden.

The Paddock has been partly planted with young Fruit Trees by the Tenant.

Water and Gas are laid on.**LOT 832**

(Coloured Pink on Plan No. 35).

A Cottage and Garden

known as

No. 8 Church Street,

situate on the North side of Church Street, and containing an area of about

22 Perches.

Let to Mrs. H. Fletcher on a Half-Yearly Tenancy (determinable by 6 months' notice any Lady-day or Michaelmas) at a nominal Rent of

per **5s.** annum.

The Landlord pays the Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Living Room, Larder and Bedroom; with Closet outside.

This Lot is sold with the benefit of a Right of Way for all purposes over the lane (of Lot 833) on the West, and the Purchaser will be liable for one-fourth share of the cost of repairing such lane; the Purchaser of Lot 833 being liable for the remaining three-fourths share.

Church Street, Cotmanhay**LOT 833**

(Coloured Green on Plan No. 35).

A Cottage and Garden

known as

No. 7 Church Street,

situate in Church Street, and containing an area of about

1r. 21p.**(Including 17p. Lane).**

Let to Mrs. M. Street on a Tenancy determinable by 6 months' notice expiring any Lady-day or Michaelmas at a Rent of

per £4 annum.

The Landlord pays the Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Sitting Room, Kitchen, Scullery, Larder and Two Bedrooms; with Coal House and Closet outside.

Water is obtained from a Well.

With this Lot is included the approach lane from the road and the Purchaser of this Lot will be liable for three-fourths share of the cost of repairing such lane; the Purchaser of Lot 832 being liable for the remaining one-fourth share. This

Lot is sold subject to a Right of Way for all purposes over such lane in favour of Lot 832.

LOT 834

(Coloured Purple on Plan No. 35).

Dwelling House, Outbuildings & Orchard

known as

No. 6 Church Street,

situate on the North side of Church Street, and containing an area of about

2r. 24p.

Let to Mr. Amos Blount on a Cottage Tenancy at a Rent of

per £7 annum.**The HOUSE** (Brick Built and Tiled) contains:—

Hall, Drawing Room, Dining Room, Living Room, Kitchen, Larder, Four Bedrooms and Two Box Rooms; with Office, Wash House and Closet outside.

The BUILDINGS comprise—

Cow House for 5, Loose Box, Cart Shed, Store and Two Pigsties.

Water is laid on to the Yard.

This Lot is sold with the benefit of a Right of Way for all purposes over Peacock Place and the Purchaser of this Lot will be liable for one-fourth share of the cost of repairing the whole of such place; the Purchaser of Lot 835 being liable for the remaining three-fourths share.

Peacock Place, Cotmanhay.**LOT 835**

(Coloured Yellow on Plan No. 35).

A Fully-Licensed Inn with Premises and Garden

known as

“Ye Old Peacock,”

situate in Peacock Place, Church Street, and containing an area of about

2r. 16p.

Let to the following Tenants as under:—

The Inn to Messrs. J. Shipstone & Sons, Ltd., on a Yearly Lady-day Tenancy at a										
Rent of	£45
The Garden to Mr. M. Leonard on an Allotment Tenancy at a Rent of										
									£1

making a total Rental of

per **£46** annum.

The Landlord pays the Rates in respect of Mr. Leonard's Garden.

The INN (Brick Built and Slated) contains:—**In the Basement**—Cellarage.**On the Ground Floor**—Bar, Smoking Room, Tap Room, Kitchen and Larder.**On the Upper Floor**—Three Bedrooms and Club Room.**In the Yard**—Stable, Two Loose Boxes, Cart Shed, Cow House for 5, Open Cart House, Coal House and Closet.**Water and Gas are laid on.**

This Lot is sold with the benefit of a Right of Way for all purposes over Peacock Place, and the Purchaser will be liable for three-fourths share of the cost of repairing the whole of such Place; Lot 834 being liable for the remaining one-fourth share.

Woodside, Cotmanhay**LOT 836**

(Coloured Pink on Plan No 36).

Three Gardens

situate at Woodside, Cotmanhay, being Field No. 50A on Plan, and containing an area of about

3r. 12p.Let to Mr. T. Beer, Mr. J. Pounder, and Mr. E. Bramley on Allotment Tenancies at Rents of
16s. 0d., 17s. 0d. and 17s. 0d. respectively, making a total Rental of**per £2 10s. annum.**

The Landlord pays the Rates.

This Lot is sold with the benefit of a Right of Way on foot with wheelbarrows over the East side of the West boundary
hedge of Field No. 51 of Lot 758 (on Plan No. 34) to Heanor Road.**LOT 837**

(Coloured Yellow on Plan No. 36).

A Modern and Substantial Detached Cottage and Garden

situate at Woodside, Cotmanhay, being Field No. 50B on Plan, and containing an area of about

1r. 29p.Occupied by Mr. G. H. Booker, an Estate employée, Rent Free on a Service Tenancy, and having an
estimated Rental value of**per £14 annum.**

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Slated) contains :—Sitting Room, Kitchen, Scullery, Larder and Three Bedrooms ; with Glasshouse, Coal House
and Closet outside.Also an old **Cottage**, used as Wash House, Workshop and Store, with Pig Cote adjoining.**Water is laid on.**This Lot is sold with the benefit of a Right of Way for all purposes over the East side of the West boundary hedge of
Field No. 51 of Lot 758 (on Plan No. 34) to Heanor Road.

Woodside, Cotmanhay**LOT 838**

(Coloured Brown on Plan No. 36).

A Garden

situate at Woodside, Cotmanhay, being Field No. 50c on Plan, containing an area of about

22 Perches.

Let to the Derbyshire Education Committee on a Yearly Lady-day Tenancy at a Rent of

per 12s. annum.

The Landlord pays the Rates.

This Lot is sold with the benefit of a Right of Way for all purposes over the East side of the West boundary hedge of Field No. 51 of Lot 758 (on Plan No. 34) to Heanor Road.

LOT 839

(Coloured Pink on Plan No. 36).

A Cottage and Garden

known as

No. 2 Woodside,

situate at Woodside, Cotmanhay, being Field No. 50E on Plan, and containing an area of about

1r. 6p.

Let to Mr. P. Straw on a Cottage Tenancy at a Rent of

per £2 2s. annum.

The Landlord pays the Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Living Room, Two Bedrooms and Attic; with Closet outside.

This Lot is sold with the benefit of a Right of Way for all purposes over the occupation road, being part of Field No. 51 of Lot 758 (on Plan No. 34) to Heanor Road.

Woodside, Cotmanhay**LOT 840**

(Coloured Green on Plan No. 36).

Cottage and Garden

known as

No. 1 Woodside,

situate at Woodside, Cotmanhay, being Field No. 50b on Plan and containing an area of about

1r. 33p.

Let to Mr. Wm. Simpson on a Cottage Tenancy at a Rent of

per **£2 16s. annum.**

The Landlord pays the Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Sitting Room, Living Room, Larder, Two Bedrooms; with Timber Built Wash House, Coal Place, Closet and Pigsty outside.

Water is obtained from a Well.**Church Street, Cotmanhay****LOT 841**

(Coloured Brown on Plan No. 36).

An Excellent Corner Building Site

situate at the Corner of Church Street and Cotmanhay Road, now occupied as Gardens, and containing an area of about

1r. 27p.Let to Mr. Arthur Henshaw and, with other Lands, to Mr. Jas. Bamford on Allotment Tenancies at Rents of **15s. 0d.** and **15s. 0d.** (apportioned) respectively, making a total Rent ofper **£1 10s. annum.**

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage roads.

This Site fronts the Tram Terminus and is suitable for the Erection of Shops.

Church Street, Cotmanhay**LOT 842**

(Coloured Pink on Plan No. 36).

A Freehold Ground Rent

OF

per £4 10s. annum,

well secured by a Lease for 99 years from 29th September, 1903 (having about 82 years unexpired), on a

Pair of Brick Built and Slate Semi-Detached Villas,

known as

Ruby Villas

situate on the South side of Church Street, and containing an area of about

1,140 square yards,

with Reversion to the Rack Rental.

LOT 843

(Coloured Green on Plan No. 36).

A Freehold Ground Rent

OF

per £5 annum,

well secured by a Lease for 99 years from 29th September, 1905 (having about 84 years unexpired), on a

Pair of Brick Built and Slated Semi-Detached Villas,

known as

Florence Villas

situate on the South side of Church Street, and containing an area of about

1,135 square yards,

with Reversion to the Rack Rental.

Church Street, Cotmanhay**LOT 844**

(Coloured Yellow on Plan No. 36).

A Ripe Building Plot

situate on the South side of Church Street, and containing an area of about

38 Perches.

Let, as a Garden, with other Lands, to Mr. S. Cooper on a Cottage tenancy at an apportioned Rent of

per 15s. annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

LOT 845

Coloured Blue on Plan No. 36).

Two Ripe Building Plots

situate on the South side of Church Street, and containing an area of about

1r. 24p.Let to Mr. H. Trolley and Mr. W. Lynam on Allotment Tenancies at Rents of **15s. 0d.** and **16s. 0d.** respectively, making a total Rent of**per £1 11s. annum.**

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in Church Street.

Church Street, Cotmanhay**LOT 846**

(Coloured Pink on Plan No. 36).

Two Ripe Building Plots

situate on the South side of Church Street and containing an area of about

1r. 19p.

Let to Mrs. E. Whitechurch and Mrs. S. Sisson on Allotment Tenancies at Rents of **15s. 0d.** and **5s. 0d.** respectively, making a total Rental of

per **£1** annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

LOT 847

(Coloured Brown on Plan No. 36).

Two Ripe Building Plots

situate on the South side of Church Street, and containing an area of about

1r. 18p.

Let to Mrs. C. Beardsley and Mr. T. Rice on Allotment Tenancies at Rents of **10s. 0d.** and **16s. 0d.** respectively, making a total Rental of

per **£1 6s.** annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

Church Street, Cotmanhay**LOT 848**

(Coloured Blue on Plan No. 36).

Two Ripe Building Plots

situate on the South side of Church Street, and containing an area of about

1r. 15p.Let to Mr. E. Sisson and Mr. F. Jeffries on Allotment Tenancies at Rents of **17s. 0d.** each,
making a total Rental ofper **£1 14s.** annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

LOT 849

(Coloured Yellow on Plan No. 36).

A Ripe Building Plot

situate on the South side of Church Street adjoining the Parish Room, and containing an area of about

1r. 24p.

Let to Mr. E. Jeffrey on an Allotment Tenancy at a Rent of

per **£1 10s.** annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

Church Street, Cotmanhay**LOT 850**

(Coloured Purple on Plan No. 36).

A Small Triangular Piece of Land

upon which is built a part of the Church of England Parish Room,

situate on the South side of Church Street, and containing an area of about

5 Perches.In the Occupation of the Vicar of Cotmanhay, who pays **5s. 0d.** per annum, payable half-yearly.

The Parish Room Building is the property of the Vicar and Churchwardens.

Prince Street, Cotmanhay**LOT 851**

(Coloured Pink on Plan No. 36).

A Building Site

situate on the East side of Prince Street, and containing an area of about

18 Perches.

Let to Mr. A. Hardy on an Allotment Tenancy at a Rent of

per **8s.** annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

Church Street, Cotmanhay**LOT 852**

(Coloured Brown on Plan No. 36).

A Corner Building Site

situate with Frontages both to Church Street and Prince Street, and containing an area of about

2r. 17p.Let to Mrs. L. Limb, Mr. W. E. Stanley, and Mr. W. E. Winfield on Allotment Tenancies at Rents of
11s. 0d., 12s. 0d. and 12s. 0d. (apportioned) making a total Rental of**per £1 15s. annum.**

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage roads.

LOT 853

(Coloured Green on Plan No. 36).

A Ripe Building Plot

situate on the South side of Church Street, and containing an area of about

38 Perches.

Let to Messrs. S. & M. C. Wheatley on an Allotment Tenancy at a Rent of

per 17s. annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

Church Street, Cotmanhay**LOT 854**

(Coloured Blue on Plan No. 36).

A Ripe Building Plot

situate on the South side of Church Street, and containing an area of about

37 Perches.

Let to Mr. Wm. Webster on an Allotment Tenancy at a Rent of

per **19s.** annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

LOT 855

(Coloured Grey on Plan No. 36).

A Ripe Building Plot

situate on the South side of Church Street, and containing an area of about

38 Perches.

Let to Mr. W. Noon on an Allotment Tenancy at a Rent of

per **17s.** annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

Church Street, Cotmanhay**LOT 856**

(Coloured Brown on Plan No. 36).

A Ripe Building Plot

situate on the South side of Church Street and containing an area of about

1r. 5p.

The Garden being Let to Mrs. J. Syson, and the Strip of Garden to Mr. T. A. Sisson, on Allotment Tenancies at Rents of **17s. 0d.** and **4s. 0d.** respectively, making a total Rent of

per £1 1s. annum.

The Landlord pays the Rates in respect of Mrs. Syson's Garden.

The Town Sewer and Water Main are laid in the frontage road.

LOT 857

(Coloured Green on Plan No. 36).

A Ripe Building Plot

situate on the South side of Church Street and containing an area of about

29 Perches.

Let to Mr. P. Quinn on an Allotment Tenancy at a Rent of

per 12s. annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

Church Street, Cotmanhay**LOT 858**

(Coloured Blue on Plan No. 36).

A Ripe Building Plot

situate on the South side of Church Street, and containing an area of about

29 Perches.

Let to Mr. W. Bradley on an Allotment Tenancy at a Rent of

per **12s.** annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

LOT 859

(Coloured Yellow on Plan No. 36).

A Ripe Building Plot

situate on the South side of Church Street, and containing an area of about

31 Perches.

Let to Mr. J. J. Pollard on an Allotment Tenancy at a Rent of

per **12s.** annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

Church Street, Cotmanhay**LOT 860**

(Coloured Grey on Plan No. 36).

A Ripe Building Plot

situate on the South side of Church Street, and containing an area of about

27 Perches.

Let to Mr. R. Bradley on an Allotment Tenancy at a Rent of

per 12s. annum.

The Landlord pays the Rates.

The Town Sewer and Water Main are laid in the frontage road.

Cotmanhay**LOT 861**

(Coloured Pink on Plan No. 36).

A Valuable Building Estate

known as

Cotmanhay New Gardens,

situate at the rear of Church Street and Prince Street, being Field No. 80 on Plan, and containing an area of about

16a. 1r. 23p.

Let to various Tenants on Allotment Tenancies at Rents amounting to

per £52 13s. annum.

The Landlord pays the Rates.

This Estate is admirably adapted for Building Development having two access roadways to Church Street on the North, and on the East to the Western extension of Ash Street; both Church Street and Ash Street are completed, sewered and water mained. **The Estate is divided into Gardens by well grown hedges, for which there is a good demand.**

Cotmanhay**LOT 862**

(Coloured Green on Plan No. 36).

Fully Licensed Public House

with

Miniature Rifle Range

known as

The Rose and Crown

situate in Church Street, Cotmanhay, containing an area of about

2r. 16p.

(including 3 Perches Site of old Cottage In Hand).

Let to the Chesterfield Brewery Co., Ltd., on a Repairing Lease for a term of 21 years from 29th September, 1905 (about 6 years unexpired) at a Rent of

per **£80** annum.**The HOUSE** (Brick Built with Stucco Front and Slated) contains:—

Porch, Bar, Bar Parlour, Smoking Room, Small Smoking Room, Tap Room, Kitchen Larder, Two Cellars, large Club Room and Four Bedrooms; with Coal House and Two Closets outside.

The OUT-BUILDINGS comprise:—

Pony Trap House and Stable; One Stall Stable and Loose Box.

The Miners in going to and from Shipley Collieries go past this Inn, which is excellently situated to command a good trade and is well adapted for the purpose.

Church Street, Cotmanhay**LOT 863**

(Coloured Yellow on Plan No. 36).

A Building Site

at present used as a Garden,

situate on the South side of Church Street, and containing an area of about

1r. 5p.

Let, with other Lands, to Mr. T. Neath on a Quarterly Tenancy at an apportioned Rent of

per **£1** annum.

The Glasshouse is the property of the Tenant.

Heanor Road, Cotmanhay**LOT 864**

(Coloured Pink on Plan No. 36).

Allotment Gardens**With Building Frontage,**

situate on the East side of Heanor Road, being Field No. 77 on Plan, and containing an area of about

3r. 26p.

Let on Lease to the Corporation of Ilkeston for 14 years from 25th March, 1917, at a Rent of

per **£5** annum.

Under the terms of the Lease the Lessor has power to resume possession at any time for Building and other purposes.

This Lot is sold with the benefit of an Acknowledgement Rent of 1s. 0d. per annum paid by Mr. J. Shorthose in respect of a Right of Way (on foot only) from Heanor Road along the South side of the North boundary of this Lot to Mr. Shorthose's property in Church Street granted by the Vendor under an Agreement determinable by 3 months' notice at any Quarter-day.

Vicarage Street, Cotmanhay**LOT 865**

(Coloured Purple on Plan No. 36).

A Cottage and Garden

known as

No. 12, Vicarage Street,

situate on the West side of Vicarage Street, and containing an area of about

1r. 33p.

Let, with other Lands, to Mrs. E. Street on a Cottage Tenancy at an apportioned Rent of

per **£4 12s.** annum.

The Landlord pays the Rates and Water Rate.

The COTTAGE (Brick Built and Slated) contains:—

Sitting Room, Kitchen, Wash House, Larder, and Three Bedrooms; with old Pigsty and Closet outside.

Also an old Brick and Tiled **Cottage** used as a Store.**Water is laid on to the Wash House.**

With this Lot is included one-half width of a small part of Vicarage Street as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said Street. The part in question is coloured on the Sale Plan.

The Corporation took over and repair that part of Vicarage Street as lies between Church Street and the S.W. corner of the Churchyard.

Vicarage Street, Cotmanhay.**LOT 866**

(Coloured Grey on Plan No. 36).

A Cottage and Garden and Detached Garden

known as

No. 10, Vicarage Street,

situate on the West side of Vicarage Street, and containing an area of about

28 Perches.

Let to Mrs. H. Beardsley on a Cottage Tenancy at a Rent of

per **£6** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Sitting Room, Kitchen, Larder and Two Bedrooms; with Wash House, Coal House and Closet outside.

A small Garden adjoins the Cottage. The Detached Garden fronts Heanor Road.

Water is laid on to the Yard.

With this Lot is included one-half width of that part of the public footpath which adjoins the detached Garden of this Lot and the Purchaser will be liable for one-eighth share of the cost of repairing such footpath.

This Lot is sold with the benefit of a Right of Way for all purposes over the entrance roadway of Lot 867, and the Purchasers of this Lot and Lot 867 will be equally liable for the cost of repairing such roadway.

Vicarage Street, Cotmanhay

LOT 867

(Coloured Blue on Plan No. 36).

A Cottage Holding

with Building Frontage to Heanor Road,

situate on the West side of Vicarage Street and containing an area of about

1a. 1r. 36p.

(Including half-width of Vicarage Street).

Let to Mr. J. Blount on a Cottage Tenancy at a Rent of

per **£10 10s.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains :—

Entrance Lobby, Sitting Room, Kitchen, Wash House, Larder and Three Bedrooms; with Coal Place and Closet outside. Garden and Paddock.

The BUILDINGS comprise :—

Cattle Shed, Two Pigsties and Store.

Water is laid on.

With this Lot is included one half-width of that part of Vicarage Street as adjoins this Lot and the Purchaser will be liable for the cost of repairing such part of the said Street.

This Lot is sold subject to a Right of Way for all purposes over the entrance roadway from Vicarage Street in favour of Lot 866, and the Purchasers of this Lot and Lot 866 will be equally liable for the cost of repairing such roadway.

Vicarage Street, Cotmanhay**LOT 868**

(Coloured Pink on Plan No. 36).

A Cottage and Garden

known as

No. 8, Vicarage Street,

situate on the West side of Vicarage Street, and containing an area of about

18 Perches

(including half-width of Vicarage Street).

Let, with other Lands, to Mr. J. Herbert on a Cottage Tenancy at an apportioned Rent of
per **£11** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Part Tiled and Part Slated) contains :—

Sitting Room, Kitchen, Scullery, Larder, Store and Three Bedrooms; with Tool House,
Coal House and Closet outside.

Water and Gas are laid on.

With this Lot is included one half width of that part of Vicarage Street which adjoins this Lot and the Purchaser will be
liable for the cost of repairing such part of the said Street.

LOT 869

(Coloured Yellow on Plan No. 36).

A Garden or Building Site

situate on the West side of Vicarage Street and containing an area of about

30 Perches.

Let to Mr. T. Taylor on an Allotment Tenancy at a Rent of
per **10s.** annum.

The Landlord pays the Rates.

With this Lot is included one-half width of (i) that part of Vicarage Street which adjoins this Lot and the Purchaser will be
liable for the cost of repairing such part of the said Street; and (ii) that part of the footpath which adjoins this Lot on the
South, and the Purchaser will be liable for one-eighth share of the cost of repairing such footpath.

Vicarage Street, Cotmanhay**LOT 870**

(Coloured Brown on Plan No. 36).

Two Gardens

situate on the North side of the footpath leading from Vicarage Street to Heanor Road, and containing an area of about

2r. 11p.

Let to Mr. T. Wright and Mr. F. Dean on Allotment Tenancies at Rents of **£1 10s.** and **16s. 0d** respectively, making a total Rental of

per **£2 6s.** annum.

The Landlord pays the Rates.

With this Lot is included one-half width of that part of the footpath as adjoins this Lot on the South, and the Purchaser will be liable for one-eighth share of the cost of repairing such footpath.

Heanor Road, Cotmanhay**LOT 871**

(Coloured Purple on Plan No. 36).

A Cottage and Garden

known as

No. 26, Heanor Road,

situate near the above-mentioned road, and containing an area of about

26 Perches.

Let to Mr. T. Wheatley on a Cottage Tenancy at a Rent of

per **£3 10s.** annum.

The Landlord pays the Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Living Room, Larder and Two Bedrooms; with Small Glasshouse and Closet outside.

Heanor Road, Cotmanhay**LOT 872**

(Coloured Green on Plan No. 36).

A Cottage and Garden

known as

No. 25, Heanor Road,

situate near the above-mentioned Road, and containing an area of about

1r. 26p.

Let to Mr. Thos. Bostock on a Cottage Tenancy at a Rent of

per **£10** annum.

The Landlord pays the Rates.

The COTTAGE (Brick Built and Tiled) contains :—

Two Sitting Rooms, Kitchen, Store Place, Larder and Four Bedrooms ; with Wash House and Closet outside.

Water is obtained from a Well in the Garden.

With this Lot is included one-half width of that part of the footpath as adjoins this Lot on the South, and the Purchaser will be liable for one-eighth share of the cost of repairing such footpath.

LOT 873

(Coloured Yellow on Plan No. 36).

A Cottage and Garden

known as

No. 23, Heanor Road,

situate on the East side of the above-mentioned Road, and containing an area of about

1r. 8p.

Let to Mr. J. Bramley on a Cottage Tenancy at a Rent of

per **£4** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains :—

Sitting Room, Two Kitchens, Larder and Three Bedrooms ; with Small Glasshouse, Store, Coal House and Two Closets outside.

Water is laid on to a Standpipe in the Garden.

With this Lot is included that part of the footpath as adjoins this Lot on the South, and the Purchaser will be liable for one-eighth share of the cost of repairing such footpath.

Heanor Road, Cotmanhay**LOT 874**

(Coloured Pink on Plan No. 36).

A Building Site

at present used as a Garden,

situate on the East side of Heanor Road, and containing an area of about

1r. 5p.

Let to Mr. G. W. Dilkes on a Yearly Lady-day Tenancy (subject to 3 months' notice) at a Rent of

per **£1 5s.** annum.

The Landlord pays the Rates.

Vicarage Street, Cotmanhay**LOT 875**

(Coloured Purple on Plan No. 36).

Two Gardens

situate on the South side of the footpath leading from Vicarage Street to Heanor Road, and containing an area of about

1r. 23p.Let to Mr. Jas. Knighton and, with other Lands, to Mrs. E. Street on Allotment Tenancies at Rents of **16s. 0d.** and **18s. 0d.** (apportioned) respectively, making a total Rental ofper **£1 14s.** annum.

The Landlord pays the Rates.

With this Lot is included one-half width of that part of the footpath as adjoins this Lot on the North, and the Purchaser will be liable for one-eighth share of the cost of repairing such footpath.

Vicarage Street, Cotmanhay**LOT 876**

(Coloured Blue on Plan No. 36).

A Modern Semi-Detached Cottage and Two Gardens

situate on the West side of Vicarage Street, and containing an area of about

1r. 20p.

Let to the following Tenants as under:—

Cottage and Garden to Mr. T. Wright on a Weekly Tenancy								
at a Rent of
									£10 8s. 0d.
Garden to Mr. J. Taylor on an Allotment Tenancy at a Rent of								10s. 0d.

making a total Rental of

per **£10 18s. annum.**

The Landlord pays the Rates and Water Rates.

The Excellent COTTAGE (Brick Built and Slated) contains:—

Entrance Lobby, Sitting Room, Kitchen, Scullery, Larder, and Three Bedrooms; with Store, Coal Place and w.c. outside.

The Brick and Tiled **Workshop** was built by a Tenant.**Gas and Water are laid on.**

With this Lot is included one-half width of (i) that part of Vicarage Street as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said Street; and (ii) that part of the footpath which adjoins this Lot on the North, and the Purchaser will be liable for one-eighth share of the cost of repairing such footpath.

LOT 877

(Coloured Grey on Plan No. 36).

A Modern Semi-Detached Cottage and Garden

situate on the West side of Vicarage Street, and containing an area of about

22 Perches.

Let to Mrs. J. Shaw on a Weekly Tenancy at a Rent of

per **£10 8s. annum.**

The Landlord pays the Rates and Water Rates.

The Excellent COTTAGE (Brick Built and Slated) contains:—

Entrance Lobby, Sitting Room, Kitchen, Scullery, Larder, and Three Bedrooms; with Stores, Coal Place and w.c. outside.

Water is laid on.

With this Lot is included one-half width of that part of Vicarage Street as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said Street.

Vicarage Street, Cotmanhay**LOT 878**

(Coloured Brown on Plan No. 36).

A Freehold Ground Rent

OF

per £1 10s. annum,

well secured by a Lease for 99 years from 25th March, 1908 (having about 86½ years unexpired), on a

Modern Well-built Villa,

known as

“Ivy House,”

situate on the West side of Vicarage Street, in the occupation of Mr. E. Duro, having an area of about

12 Perches

with Reversion to the Rack Rental.

ALSO

Freehold Orchard, Garden, Glasshouse and Old Cottage

situate at the rear of the above House, containing an area of about

2r. 13p.

Let to Mr. E. Duro on an Allotment Tenancy at a Rent of

per £1 5s. annum.

The **Old Cottage** is used as a Store.

The **Garden** has a frontage to Heanor Road.

With this Lot is included one-half width of that part of Vicarage Street as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said Street.

Vicarage Street, Cotmanhay**LOT 879**

(Coloured Yellow on Plan No. 36).

A Garden or Building Site

situate on the East side of Vicarage Street, and containing an area of about

1r. 2p.

Let, with other Lands, to Mr. J. Herbert on an Allotment Tenancy at an apportioned Rent of

per **£1** annum.

The Landlord pays the Rates.

With this Lot is included one-half width of that part of Vicarage Street as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said Street.

LOT 880

(Coloured Green on Plan No. 36).

A Garden or Building Site

situate on the East side of Vicarage Street, and containing an area of about

1r. 2p.

Let to Mr. J. Fretwell and Mr. A. White on Allotment Tenancies at Rents of **10s. 0d.** each, making a total Rental of

per **£1** annum.

The Landlord pays the Rates.

With this Lot is included one-half width of that part of Vicarage Street as adjoins this Lot and the Purchaser will be liable for the cost of repairing such part of the said Street.

Vicarage Street, Cotmanhay**LOT 881**

(Coloured Brown on Plan No. 36).

Part of a Garden or Building Site

situate on the East side of Vicarage Street, and containing an area of about

24 Perches.

Let to the Vicar of Cotmanhay on an Allotment Tenancy at a Rent of

per 5s. annum.

With this Lot is included one-half width of that part of Vicarage Street as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said Street.

Heanor Road, Cotmanhay**LOT 882**

(Coloured Yellow on Plan No. 36).

Two Gardens

situate near Heanor Road at the back of the old Waterworks, and containing an area of about

1r. 7p.

Let to Messrs. P. Daykin and T. Daykin on Allotment Tenancies at Rents of **16. 0d.** each, making a total Rental of

per £1 12s. annum.

The Landlord pays the Rates.

This Lot is sold with the benefit of a Right of Way for all purposes from Heanor Road along the South side of the North boundary fence of Field No. 79 of Lot 883.

Heanor Road**LOT 883**

(Coloured Blue on Plan No. 36).

Allotment Gardens with Building Frontage

known as

Peacock Gardens

situate on the East side of Heanor Road, being Field No. 79 on Plan, and containing an area of about

4a. 3r. 20p.

(including 1a. 0r. 3p. Waste and Footpath In Hand).

Let to various Tenants on Allotment Tenancies at Rents amounting to

per **£14 8s. annum.**

The Landlord pays the Rates.

This Lot is sold subject to a Right of Way for all purposes from Heanor Road along the South side of the North boundary fence of this Lot to the South East corner of Lot 882 in favour of such Lot.

Land Tax.—1s. 8d.

LOT 884

(Coloured Grey on Plan No. 36).

An Enclosure of Accommodation Grass Land**With Building Sites fronting Heanor Road,**

situate on the East side of Heanor Road, being Field No. 90A on Plan, and containing an area of about

4a. 2r. 38p.

Let to Mr. W. Lynam on a Yearly Lady-day Tenancy at a Rent of

per **£15 11s. 8d. annum.**

This Lot is sold subject to a Right of Way for all purposes along the North side of the South boundary hedge in favour of Lot 885.

Land Tax.—1s. 0d.

Heanor Road**LOT 885**

(Coloured Yellow on Plan No. 36).

Allotment Gardens

situate one Field back from and on the East side of Heanor Road, being Field No. 90B on Plan, and containing an area of about

4 Acres.

Taken under the Defence of the Realm Act from February, 1918, by the Corporation of Ilkeston who pay a Rent of

per **£13 2s. 8d.** annum.

This Lot is sold with the benefit of a Right of Way for all purposes along the North side of the South boundary hedge of Lot 884.

Land Tax.—8d.

LOT 886

(Coloured Brown on Plan No. 36).

A Free Beer House, Premises and Garden

known as

The Rutland Cottage Inn,

situate on the East side of Heanor Road, adjoining the Cricket Ground and about half a mile from the G.N.R. Station, being Fields Nos. 92 and 93B on Plan, and containing an area of about

1r. 30p.

Let to Mr. W. Bradley on a Tenancy (determinable by three calendar months' notice from any day) at the low Rent of

per **£40** annum.

The INN (Brick Built part Tiled and part Slated) contains:—

Bar, Bar Parlour, Tap Room, Billiard Room for Small Table, Kitchen, Wash House, Larder, Two Bedrooms and Two Box Rooms; with Closet outside, and good Garden.

The BUILDINGS comprise:—

Stable for 2, Cow House for 3 and Fodder Store, and Two Pigsties.

Gas and Water are laid on.

The Right to Drain Sink Water into the existing cesspools to the South in Field No. 93A of Lot 887 is reserved in favour of this Lot.

Heanor Road**LOT 887**

(Coloured Blue on Plan No. 36).

Accommodation Grass Land & Cricket Ground

with

Building Sites fronting Heanor Road,

situate adjoining the Rutland Cottage Inn, being Fields Nos. 93A and 94 on Plan, and containing an area of about

6a. 1r. 39p.

Let to Mr. Wm. Bradley on a Yearly Lady-day Tenancy (determinable by 12 months' notice) at a Rent of

per £15 annum.

The Brick Built and Corrugated Iron Cricket Pavilion was erected by the Tenant.

This Lot is sold subject to an Easement to Drain Sink Water into the existing cesspools in Field No. 93A in favour of Lot 886.

LOT 888

(Coloured Pink on Plan No. 36).

Valuable Building Land**at present used as ALLOTMENTS.**

situate with frontages of about 485 feet to the East side of Heanor Road and about 165 feet to the North side of Charlotte Street, being Field No. 97 on Plan, and containing an area of about

2a. 1r. 29p.

Let on Lease to the Ilkeston Corporation for 14 years from 25th March, 1917, at a Rent of

per £11 annum.

Under the terms of the Lease the Lessor is empowered to resume possession at any time for building and other purposes.

The Town Sewer and Water Main are laid in Charlotte Street.

Charlotte Street**LOT 889**

(Coloured Brown on Plan No. 36).

An Enclosure of Accommodation Grass Land

with a

VALUABLE BUILDING FRONTAGE,

situate on the North side of Charlotte Street, being Field No. 98 on Plan, and containing an area of about

2a. 1r. 12p.

Let to Mr. B. Godber on a Yearly Lady-day Tenancy at a Rent of

per **£8 13s.** annum.

This Lot is sold subject to and with the benefit of an Agreement dated 17th March, 1904 (determinable by 6 months' notice expiring 25th March) between the Vendor and Mr. H. Woodhouse (the adjoining Owner), under which the Vendor granted to Mr. Woodhouse the Right to light and air in respect of windows of his house and a glasshouse adjoining this Lot on the East on payment of an Acknowledgment Rent of 2s. 0d. per annum; on 9th January, 1911, the said Rent was reduced to 6d. per annum in consideration of Mr. Woodhouse agreeing to permit the Tenant of this Lot to enter it from the East over Mr. Woodhouse's property, namely, through the West end of Haddon Street.

WITH VACANT POSSESSION.**Archer Street****LOT 890**

(Coloured Pink on Plan No. 36).

Valuable Building Land

(In Hand)

having a Frontage of about 300 feet to the South side of Archer Street, and with an average Depth of about 220 feet, and containing an area of about

1a. 1r. 30p.

Archer Street has been taken over by the Local Authorities.

The Town Sewer and Water Main are laid in the frontage road.

Vacant Possession will be given on Completion of the Purchase.

This Lot is sold with the benefit of an Acknowledgment Rent of 10s. 0d. per annum paid by Mr. A. Shelton in respect of Rights of light and air to his property in Archer Street adjoining this Lot on the West.

Cotmanhay Road**LOT 891**

(Coloured Green on Plan No. 36).

Two Freehold Ground Rents

OF

£2 14s. 4d. and £1 4s. 4d. respectively,

amounting to

per £3 18s. 8d. annum,

well secured by Two Leases, each for 99 years, from 25th March, 1909, and 24th June, 1909,
respectively (each having about 88 years unexpired) on

TWO PAIRS OF MODERN COTTAGES

known as

Nos. 73, 74, 75 and 76, Cotmanhay Road,

having an area of about

643 yards,

with Reversion to the Rack Rental.

LOT 892

(Coloured Brown on Plan No. 36).

A Freehold Ground Rent

OF

per £3 1s. annum,

well secured by a Lease for 99 years from the 25th March, 1909 (having about 88 years
unexpired), on

A PAIR OF MODERN COTTAGES

known as

Nos. 71 and 72, Cotmanhay Road,

having an area of about

366 yards,

with Reversion to the Rack Rental.

Cotmanhay Road**LOT 893**

(Coloured Yellow on Plan No. 36).

A Shop, Cottage and Garden

with

VALUABLE BUILDING FRONTAGE,

known as

No. 323, Cotmanhay Road,

containing an area of about

1 Rood.

Let to Mrs. A. E. Bostock on a Quarterly Tenancy at a Rent of

per **£15** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE and SHOP (Brick Built and Slated) contains:—

Small Shop, Sitting Koom, Kitchen, Scullery, Larder and Two Bedrooms; with Copper, Coal House, Pigsty and Closet outside.

Gas is laid on.

Water is laid on to the Garden.

LOT 894

(Coloured Blue on Plan No. 36).

A Freehold Ground Rent

OF

per **£2 10s.** annum,

well secured by a Lease for 99 years from 25th March, 1901 (having about 79½ years unexpired), on

A PAIR OF MODERN COTTAGES,

known as

Nos. 328 & 329, Cotmanhay Road,

containing an area of about

300 square yards,

with Reversion to the Rack Rental.

Cotmanhay Road**LOT 895**

(Coloured Grey on Plan No. 36).

A Valuable Building Site**at present used as a Garden,**

situate at the corner of Cotmanhay Road and Duke Street, and containing an area of about

32 Perches.

Let to Mrs. A. E. Bostock on an Allotment Tenancy at a Rent of

per £1 annum.

The Landlord pays the Rates.

With this Lot is included one-half width of that part of Duke Street as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said Street.

Duke Street**LOT 896**

(Coloured Brown on Plan No. 36).

Three Gardens or Building Sites

situate at the Western end of Duke Street, and containing an area of about

3r. 5p.Let to Mr. B. Horridge, Mr. G. Cox and Mr. T. Hopkin on Allotment Tenancies at Rents of **16s. 0d.,****15s. 0d., and 15s. 0d. respectively, making a total Rental of****per £2 6s. 0d. annum.**

The Landlord pays the Rates.

With this Lot is included one-half width of that part of Duke Street as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said Street.

Duke Street**LOT 897**

(Coloured Green on Plan No. 36).

A Cottage and Garden

known as

No. 10, Duke Street,

situate at the West end of Duke Street, and containing an area of about

1r. 20p.

Let to Mr. G. Beardsley on a Cottage Tenancy at a Rent of

per **£12** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built part Slated and part Tiled) contains:—

Sitting Room, Kitchen, Wash House, Larder and Two Bedrooms; with Glasshouse, Pigsty and Closet outside.

Water is laid on to a Stand Pipe in the Garden.

The Timber Built Stable is the property of the Tenant.

With this Lot is included one-half width of that part of Duke Street as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said Street.

Cotmanhay Road**LOT 898**

(Coloured Purple on Plan No. 36).

A Freehold Ground Rent

OF

per **£6 6s. 6d.** annum,

well secured by a Lease for 99 years from 25th March, 1901 (having about 79½ years unexpired), on

Dwelling House, Joinery Shop and Workshops,

situate at the corner of Cotmanhay Road and Duke Street, in the Occupation of Mr. L. Buxton, and containing an area of about

759 square yards,**with Reversion to the Rack Rental.**

With this Lot is included one-half width of that part of Duke Street as adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said Street.

Cotmanhay Road**LOT 899**

(Coloured Pink on Plan No. 36).

A GARDEN**forming a Valuable Building Site,**

having a frontage of about 90 feet to Cotmanhay Road, and on roadway out to Duke Street,
situate on the East side of Cotmanhay Road, and containing an area of about

1r. 13p.

Let to Mr. L. Buxton on an Allotment Tenancy at a Rent of

per £1 annum.

The Landlord pays the Rates.

With this Lot is included one-half width of that part of Duke Street as adjoins this Lot, and the Purchaser will be liable
for the cost of repairing such part of the said Street.

LOT 900

(Coloured Blue on Plan No. 36).

SIX GARDENS

situate with a Frontage of about 260 feet to Cotmanhay Road on the West and with a Frontage of
about 120 feet to Ebenezer Street on the South, and containing an area of about

3r. 34p.

Let to Various Tenants on Allotment Tenancies at Rents amounting to

per £4 5s. annum.

The Landlord pays the Rates.

Cotmanhay Road**LOT 901**

(Coloured Yellow on Plan No. 36).

Building Land**at present Let as Gardens,**

situate facing Granby Park Recreation Ground, with Frontages of about 160 feet to Cotmanhay Road and about 115 feet to Ebenezer Street, and containing an area of about

1r. 32p.

Let to Messrs. J. H. Evans and Wm. Cade, and, with other Lands, to Mr. J. W. Stevenson on Allotment Tenancies at Rents of **£1, 15s. 0d., and 6s. 6d.** respectively, making a total Rent of

per £2 1s. 6d. annum.

The Landlord pays the Rates.

LOT 902

(Coloured Pink on Plan No. 36).

A Bungalow and Garden

known as

No. 386, Cotmanhay Road,**forming desirable Cottage Building Sites,**

situate facing Granby Park Recreation Ground, and containing an area of about

34 Perches.

The small triangular piece of Ground adjoining the railway is Let, with other Lands, to Mr. J. W. Stevenson on an Allotment Tenancy at an apportioned Rent of **6d.**, and the Bungalow to Mrs. G. Withers on a Cottage Tenancy at a Rent of **£2**, making a total Rental of

per £2 0s. 6d. annum.

The Landlord pays the Rates and Water Rate.

The BUNGALOW (Brick Built and Tiled) contains:—

Living or Bedroom, and Larder; with Coal House and Closet outside.

Water is laid on to the Garden.**END OF FIRST DAY'S SALE.**

SECOND DAY'S SALE.**Friday, 10th September, 1920, at 11.30 a.m.****Charlotte Street****LOT 903**

(Coloured Brown on Plan No. 36).

A Freehold Ground Rent

OF

per £12 annum,

well secured by a Lease for 99 years from 25th March, 1896 (having about 74½ years unexpired), on

Shop, Houses, Glasshouses and Premises

known as

Nos. 21 to 26, Charlotte Street,

situate on the South side of Charlotte Street, and containing an area of about

2,881 square yards,**with Reversion to the Rack Rental.**

This Lot is sold with the benefit of the Right to Use for all purposes a 12 feet roadway adjoining this Lot on the East and South (included in Lot 907), and the Purchaser will be liable for a fair proportion of the cost of keeping such roadway in repair.

LOT 904

(Coloured Blue on Plan No. 36).

A Freehold Ground Rent

OF

per £8 10s. annum,

well secured by a Lease for 99 years from the 25th March, 1896 (having about 74½ years unexpired), on

A Pair of Modern Semi-Detached VILLAS and Glasshouses

known as

Nos. 27 and 28, Charlotte Street,

situate on the South side of Charlotte Street, and containing an area of about

1,938 square yards,**with Reversion to the Rack Rental.**

This Lot is sold subject to the Right to Use for all purposes a 12 feet roadway adjoining this Lot on the South (included in Lot 907), and the Purchaser will be liable for a fair proportion of the cost of keeping such roadway in repair.

Charlotte Street**LOT 905**

(Coloured Yellow on Plan No. 36).

A GARDEN

situate on the South side of Charlotte Street, and containing an area of about

1r. 30p.

Let on Lease to Mrs. R. H. Fisher for a term of 99 years from 25th March, 1896, at a Rent of

per £8 10s. annum.

Also

The STRIP of GARDEN GROUND on the SOUTH

in the Occupation of Mrs. R. H. Fisher, and containing an area of about

16 Perches.

This Lot is sold with the benefit of the Right to Use for all purposes the 12 feet roadway adjoining this Lot on the West (included in Lot 907), and the Purchaser will be liable for a fair proportion of the cost of keeping such roadway in repair.

The Lessee covenanted not to erect any buildings without the previous consent of the Lessor.

LOT 906

(Coloured Green on Plan No. 36).

Two Freehold Ground Rents of £7 and 13s. 4d.

amounting to

per £7 13s. 4d. annum,

well secured by a Lease for 99 years from 25th March, 1896, and by a Lease for 91 years from 25th March, 1904 (each having about 74½ years unexpired), respectively, on

TWO SEMI-DETACHED MODERN HOUSES, A COTTAGE, STABLING AND GLASSHOUSE,

known as

"NORTHFIELD,"

situate on the South side of Charlotte Street, and containing an area of about

1,787 square yards,**with Reversion to the Rack Rental.**

This Lot is sold with the benefit of the Right to Use for all purposes the 12 feet roadway on the East (included in Lot 907), and the Purchaser will be liable for a fair proportion of the cost of keeping such roadway in repair.

Heanor Road**LOT 907**

(Coloured Pink on Plan No. 36).

A Valuable Building Estate

known as

Engine Close Gardens

situate with a Frontage of about 850 feet to Heanor Road on the South West, and a Corner Frontage of about 300 feet to Charlotte Street and Cotmanhay Road on the North East, close to the G.N.R. Station, being Field No. 106 on Plan, and containing an area of about

9a. 1r. 34p.

Let to various Tenants on Allotment Tenancies at Rents amounting to

per **£38 5s.** annum.

The Landlord pays the Rates.

All the Buildings and Glasshouses were erected by the Tenants.

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgement Rent of 12s. 3d. per annum payable by the Corporation of Ilkeston in respect of such Easement.

This Lot is sold subject to Rights of Way for all purposes (i) over the approach roadway from Charlotte Street at the North West corner of this Lot in favour of Lots 905 and 906; (ii) over a 12 feet roadway adjoining the South side of Lot 904 in favour of such Lot; and (iii) over a 12 feet roadway adjoining the East and South sides of Lot 903 in favour of such Lot.

Heanor Road**LOT 908**

(Coloured Blue on Plan No. 36).

A Freehold Ground Rent

OF

per £5 10s. annum,

well secured by a Lease for 99 years from 25th March, 1905 (having about 83½ years unexpired), on

A Pair of Modern Semi-Detached VILLAS,

known as

Nos. 95 & 97, Heanor Road,

situate on the West side of Heanor Road, and containing an area of about

881 square yards,**with Reversion to the Rack Rental.**

ALSO THE

Two Small Pieces of Freehold Garden Ground

on the South West, in the Occupation of the Tenants of the above Houses, and containing an area of about

102 square yards.

Under the terms of the Lease the Lessee is to keep in repair, if and when constructed by the Vendor, a proposed new road adjoining this Lot on the North until such road is taken over by the Local Authority.

LOT 909

(Coloured Yellow on Plan No. 36).

A Freehold Ground Rent

OF

per £5 7s. 6d. annum,

well secured by a Lease for 99 years from 25th March, 1905 (having about 83½ years unexpired), on

A Pair of Modern Semi-Detached VILLAS,

known as

Nos. 91 & 93, Heanor Road,

situate on the West side of Heanor Road, and containing an area of about

860 square yards,**with Reversion to the Rack Rental.**

ALSO THE

Two Small Pieces of Freehold Garden Ground

on the West, in the Occupation of the Tenants of the above Houses, and containing an area of about

112 square yards.

Heanor Road**LOT 910**

(Coloured Pink on Plan No. 36).

A Freehold Ground Rent

OF

per £4 13s. 9d. annum,

well secured by a Lease for 99 years from 25th March, 1902 (having about 80½ years unexpired), on

A Pair of Modern Semi-Detached VILLAS,

known as

Nos. 87 & 89, Heanor Road,

situate on the West side of Heanor Road, and containing an area of about

750 square yards,**with Reversion to the Rack Rental.**

ALSO THE

Two Small Pieces of Freehold Garden Ground

on the West side, in the Occupation of the Tenants of the above Houses, and containing an area of about

135 square yards.**LOT 911**

(Coloured Grey on Plan No. 36).

A Freehold Ground Rent

OF

per £6 5s. annum,

well secured by a Lease for 99 years from 25th March, 1901 (having about 79½ years unexpired), on

A Pair of Modern Semi-Detached VILLAS,

known as

Nos. 83 & 85, Heanor Road,

situate on the West side of Heanor Road, and containing an area of about

1,000 square yards,**with Reversion to the Rack Rental.**

ALSO THE

Two Small Pieces of Freehold Garden Ground

on the West side, in the Occupation of the Tenants of the above Houses, and containing an area of about

140 square yards.

Heanor Road**LOT 912**

(Coloured Brown on Plan No. 36).

A Freehold Ground Rent

OF

per £7 annum,

well secured by a Lease for 99 years from 29th September, 1895 (having about 74 years unexpired), on

A Substantially Built Detached Villa

known as

No. 81, Heanor Road,

situate on the West side of Heanor Road, and containing an area of about

883 square yards,**with Reversion to the Rack Rental.**

ALSO THE

Small Piece of Freehold Garden Ground

on the West side, in the Occupation of the Tenant of the above House, and containing an area of about

88 square yards.

Heanor Road**LOT 913**

(Coloured Blue on Plan No. 36).

A Freehold Ground Rent

OF

per £10 annum,well secured by a Lease for 99 years from 24th June, 1895 (having about 73 $\frac{3}{4}$ years unexpired), on**A Pair of Substantially Built VILLAS,**

known as

Nos. 77 and 79, Heanor Road,

situate on the West side of Heanor Road, and containing an area of about

1,166 square yards,**with Reversion to the Rack Rental.****ALSO****The Freehold Garden Ground**

adjoining No. 77, Heanor Road on the South and West, and containing an area of about

816 square yards.

Let to the Representatives of the late Wm. Holmes on a Yearly Tenancy (determinable by one calendar month's notice at any time), at a Rent of

per 5s. annum.

Under the Tenancy Agreement no compensation is payable to the Tenant at the end of the Tenancy.

AND ALSO**The Two Small Pieces of Freehold Garden Ground**

on the West of Nos. 77 and 79, Heanor Road, in the Occupation of the Representatives of the late Wm. Holmes, and containing an area of about

90 square yards.

Under the terms of the Lease the Lessee when called upon so to do by the Lessor is to construct or bear the cost of constructing a moiety of a proposed 40 feet road adjoining the South East of No. 77, Heanor Road.

Heanor Road**LOT 914**

(Coloured Brown on Plan No. 36).

A Valuable Building Plot

situate with a frontage of about 85 feet to the West side of Heanor Road, and containing an area of about

1r. 4p.

Let as **Garden Ground**, part to Mr. R. Wheatley on an Allotment Tenancy at a Rent of **12s. 0d.**, and the remainder, with other Lands, to Mrs. M. Wood as a **Garden** on a Monthly Tenancy (determinable by a month's notice from any date) at an apportioned Rent of **3d.**, making a total Rent of

per 12s. 3d. annum.

The Landlord pays the Rates in respect of Mr. Wheatley's Garden.

This Lot is suitable for the erection of good class Villas.

LOT 915

(Coloured Yellow on Plan No. 36).

A Freehold Ground Rent

OF

per £10 annum,

well secured by a Lease for 99 years from 25th March, 1904 (having about 82½ years unexpired) on

A Substantially Built VILLA,

known as

No. 65, Heanor Road,

containing an area of about

834 square yards,**with reversion to the Rack Rental.****ALSO****The Small Piece of Freehold Garden Ground**

on the South West, containing an area of about

6 Perches.

Let, with other Lands, to Mrs. M. Wood on a Monthly Tenancy at an apportioned Rent of

per 1s. 0d. annum.

Heanor Road**LOT 916**

(Coloured Brown on Plan No. 36).

A Freehold Ground Rent

OF

per £9 annum

well secured by a Lease for 99 years from 29th September 1902 (having about 80½ years unexpired) on

A Pair of Substantially Built VILLAS

known as

Nos. 61 & 63, Heanor Road,

containing an area of about

834 square yards,

with Reversion to the Rack Rental

ALSO**The Two Small Pieces of Freehold Garden Ground**

on the West, in the Occupation of the Tenants of the above Houses, and containing an area of about

115 square yards.**LOT 917**

(Coloured Blue on Plan No. 36).

A Freehold Ground Rent

OF

per £11 annum

well secured by a Lease for 99 years from 29th September, 1892 (having about 71 years unexpired), on

A Pair of Substantially Built VILLAS

known as

Nos. 57 & 59, Heanor Road,

containing an area of about

1,400 square yards,

with Reversion to the Rack Rental

ALSO**The Two Pieces of Freehold Garden Ground**

on the West, in the Occupation of the Tenants of the above Houses, and containing an area of about

360 square yards.

Heanor Road**LOT 918**

(Coloured Green on Plan No. 36).

A Freehold Ground Rent

OF

per £8 annum,

well secured by a Lease for 99 years from 25th March, 1891 (having about 69½ years unexpired), on

A PAIR OF SUBSTANTIALLY BUILT VILLAS.

known as

Nos. 53 & 55, Heanor Road,

containing an area of about

1,000 square yards,**with Reversion to the Rack Rental.****ALSO****The Small Piece of Freehold Garden Ground**

on the West of No. 55, Heanor Road, in the Occupation of the Tenant of that House, and containing an area of about

10 square yards.**LOT 919**

(Coloured Brown on Plan No. 36).

A Freehold Ground Rent

OF

per £8 annum,

well secured by a Lease for 99 years from 25th March, 1891 (having about 69½ years unexpired), on

A PAIR OF SUBSTANTIALLY BUILT VILLAS.

known as

Nos. 49 & 51, Heanor Road,

and containing an area of about

944 square yards,**with Reversion to the Rack Rental.****ALSO****The Two Small Pieces of Freehold Garden Ground**

on the West, in the Occupation of the Tenants of the above Houses, and containing an area of about

66 square yards.

Heanor Road**LOT 920**

(Coloured Yellow on Plan No. 36).

A Freehold Ground Rent of £10 10s. per annum

well-secured by a Lease for 99 years from 25th March, 1892 (having about 70½ years unexpired), on

A PAIR OF SUBSTANTIALLY BUILT VILLAS.

known as

Nos. 45 & 47, Heanor Road,

and containing an area of about

1,083⅓ square yards,

with Reversion to the Rack Rental.

ALSO**The Two Small Pieces of Freehold Garden Ground**

on the West, and the

Two Pieces of Garden Ground

on the South, in the Occupation of the Tenants of the above Houses, and containing an area of about

270 square yards.**Cotmanhay Road****LOT 921**

(Coloured Brown on Plan No. 36).

A Dwelling House and Part Garden

known as

No. 22, Cotmanhay Road,

situate on the West side of Cotmanhay Road, and containing an area of about

5 Perches.

Let to Mrs. A. K. Manners on a Full Repairing and Insuring Lease for 35 years from 25th March, 1898 (having about 12½ years unexpired), at the low Rent of

per **£5** annum,

who sub-lets at a Weekly Rental.

The HOUSE (Brick Built and Stucco, part Slated and part Tiled) contains:—

Hall, Drawing Room, Dining Room, Kitchen, Larder, Three Bedrooms, Bath Room (h. & c.) and w.c.; with Glass Covered Wash House, Coal House and Closet outside.

The Garden comprises the narrow strip being the South side of the existing Garden.

Gas and Water are laid on.

Awsworth Road**LOT 922**

(Coloured Pink on Plan No. 36).

A Freehold Ground Rent of £7 10s. per annum

well secured by a Lease for 99 years from 25th March, 1899 (having about 77½ years unexpired) on
Cottage Property, comprising a

Terrace of Eight Modern Cottages

situate off the south side of Awsworth Road, close to Barker's Lock, having an area of about

2r. 22p.**with Reversion to the Rack Rental.**

With this Lot is included (as it is in the Lease) one-half width of the cartway on the East of this Lot with a joint Right of
User for all purposes and the liability to repair such half width.

LOT 923

(Coloured Grey on Plan No. 36).

A Freehold Ground Rent of £2 6s. 6d. per annum

well secured by a Lease for 99 years from 25th March, 1903 (having about 81½ years unexpired) on a
Modern Property, comprising

Shop and Three Cottages

situate on the Awsworth Road, adjoining Barker's Lock, having an area of about

558 square yards,**with Reversion to the Rack Rental.**

Awsworth Road**LOT 924**

(Coloured Purple on Plan No. 36).

Building & Garden Land with Stabling**suitable for Building Purposes,**

situate with a frontage of about 230 feet to the North West side of the Awsworth Road, and containing an area of about

2r. 19p.

Let to the following Tenants as under:—

The Stabling and Garden (1r. 13p.), with other Lands, to Mr. W. H. Bramley on a Yearly Lady-day Tenancy;

Garden (20 perches) to Mr. J. Grainger on an Allotment Tenancy; and

Garden (26 perches) to Mr. G. E. Dawson on an Allotment Tenancy, at Rents of **£3** (apportioned), **8s. 0d.** and **8s. 0d.** respectively, making a total Rental of

per £3 16s. annum.

The Landlord pays the Rates in respect of Mr. Grainger's and Mr. Dawson's Gardens.

The STABLES (Brick Built and Tiled) comprise:—

Stable, with Two Stalls and Fowl House; also Three Closets (not used).

The Town Sewer and Water Main are laid in Awsworth Road.

WITH VACANT POSSESSION**LOT 925**

(Coloured Green on Plan No. 36).

A Garden with Building Value**(In Hand),**

situate on the North West side of the Awsworth Road, close to Barker's Lock, and containing an area of about

1r. 21p.

Awsworth Road**LOT 926**

(Coloured Blue on Plan No. 36).

Timber and Sawyer's Yard and Dock

situate on the North side of Awsworth Road, adjoining Barker's Lock, with Frontage to the Erewash Canal, and containing an area of about

37 Perches.

Let, with other Property, to Mr. W. Dawson on a Yearly Lady-day Tenancy at an apportioned low Rent of

per **£3** annum.

The BUILDINGS comprise :—

Timber Built Three-stall Stable and Workshop ;

Brick Built and Tiled Smithy and Store ;

Brick Built and Slated Saw Mill ;

Brick and Tiled Office.

All the Buildings and Machines were erected by a Tenant.

Duke Street**LOT 927**

(Coloured Pink on Plan No. 36).

A Canal Wharf

situate on the West Bank of the Erewash Canal at the East end of Duke Street, and containing an area of about

22 Perches.

Let to the Corporation of Ilkeston on a Yearly Tenancy at a Rent of

per **£2** annum.

The soil of that part of Duke Street between the Great Northern Railway and Awsworth Road is included in Lot 935, and the Purchaser of this Lot will be liable for a one-thirty-first share of the cost of keeping in repair such part of the said Street.

Duke Street**LOT 928**

(Coloured Pink on Plan No. 36).

A Cottage and Garden

known as

No. 9, Duke Street,

situate on the South side of Duke Street, and containing an area of about

38 Perches.Let to Mr. T. Scattergood on a Cottage Tenancy at a Rent of
per **£10 8s. 8d.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Large Sitting Room, Kitchen, Larder, and Two Bedrooms; with Wash House, Glasshouse, Tool Shed, Coal House and Closet outside. Good Garden.

Water is obtained from a Well on the property, and from a Public Standpipe near.

The soil of that part of Duke Street between the Great Northern Railway and Awsworth Road is included in Lot 935, the Purchaser of this Lot being liable for one-thirty-first share of the cost of keeping in repair such part of the said Street.

LOT 929

(Coloured Blue on Plan No. 36).

A Cottage and Garden

known as

No. 6, Duke Street,

situate on the South side of Duke Street, and containing an area of about

38 Perches.

Let to Mr. A. Moore on a Quarterly Tenancy (determinable by three months' notice from any Quarter Day) at a Rent of

per **£6 8s. 8d.** annum.

The Landlord payes the Rates and Water Rates.

The COTTAGE, (Brick Built and Tiled) contains:—

Small Sitting Room, Kitchen, Larder, Store, Two Bedrooms and Box Room; with Coal House and Closet outside. Good Garden.

Water is obtained from a Standpipe near by.

This Lot is sold with the benefit of an Acknowledgment Rent of 1/- per annum paid by Mr. A. Cox for the right to place windows in his property overlooking this Lot on the South.

The soil of that part of Duke Street, between the Great Northern Railway and Awsworth Road is included in Lot 935, and the Purchaser of this Lot will be liable for one-thirty-first share of the cost of keeping in repair such part of the said Street.

Duke Street**LOT 930**

(Coloured Brown on Plan No. 36).

A Cottage and Garden

known as

No. 5, Duke Street,

situate on the North side of Duke Street, with a Frontage to the Erewash Canal, and containing an area of about

1r. 26p.Let, with other Property, to Mr. W. Dawson on a Cottage Tenancy at an apportioned low Rent of
per £4 15s. annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Slated) contains:—

Small Sitting Room, Kitchen, Larder, Timber Built addition used as a Wash House, and Two Bedrooms; with Coal House and Closet outside. Garden.

Water is obtained from a Standpipe near by.

The soil of that part of Duke Street between the Great Northern Railway and Awsworth Road is included in Lot 935, and the Purchaser of this Lot will be liable for one-thirty-first share of the cost of keeping in repair such part of the said Street.

This Lot is sold subject to the Rights of Way (if any) of the Owner of the land adjoining this Lot on the North side over the strip of land forming the East side of this Lot in order to reach Duke Street.

LOT 931

(Coloured Pink on Plan No. 36).

A Cottage and Garden

known as

No. 4, Duke Street,

situate on the North side of Duke Street, and containing an area of about

38 Perches.

Let to Mr. S. Mitchell on a Quarterly Tenancy (determinable by three months' notice expiring any Quarter-day) at a Rent of

per £7 18s. 8d. annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Slated) contains:—

Small Sitting Room, Kitchen, Larder, Store Place, Two Bedrooms and Box Room; with Glasshouse, Coal House and Closet outside. Good Garden.

The Water is obtained from a Standpipe near.

The soil of that part of Duke Street between the Great Northern Railway and Awsworth Road is included in Lot 935, and the Purchaser of this Lot will be liable for one-thirty-first share of the cost of keeping in repair such part of the said Street.

Duke Street**LOT 932**

(Coloured Purple on Plan No. 36).

A Cottage and Garden

known as

No. 3, Duke Street,

situate on the North side of Duke Street, and containing an area of about

38 Perches.

Let, with other Lands, to Mr. W. Rollinson on a Cottage Tenancy at an apportioned low Rent of
 per **£4 17s. 8d.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Small Sitting Room, Kitchen and Two Bedrooms; with Wash House, Larder, Coal House
 and Closet outside. Good Garden.

Water is obtained from a Standpipe near by.

The soil of that part of Duke Street between the Great Northern Railway and Awsworth Road is included in Lot 935, and the
 Purchaser of this Lot will be liable for one-thirty-first share of the cost of keeping in repair such part of the said Street.

LOT 933

(Coloured Green on Plan No. 36).

A Cottage and Garden

known as

No. 2, Duke Street,

situate on the North side of Duke Street, and containing an area of about

38 Perches.

Let to Mrs. H. Lowndes on a Cottage Tenancy at the low Rent of

per **£4 10s. 8d.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Kitchen, Scullery, Larder and Two Bedrooms; with Coal House and Closet outside.
 Good Garden.

Water is obtained from a Standpipe near by.

The soil of that part of Duke Street between the Great Northern Railway and Awsworth Road is included in Lot 935, the
 Purchaser of this Lot being liable for one-thirty-first share of the cost of keeping in repair such part of the said Street.

Duke Street**LOT 934**

(Coloured Brown on Plan No. 36)

A Cottage and Garden

known as

No. 1, Duke Street,

situate on the North side of Duke Street, and containing an area of about

39 Perches.

Let to Mr. John Cook on a Cottage Tenancy at the low Rent of

per **£3 8s. 8d.** annum,

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains:—Living Room, Kitchen, Larder and Two Bedrooms; with Coal House and Closet outside.
Good Garden.**Water is obtained from a Well, and from a Standpipe near.**

The soil of that part of Duke Street between the Great Northern Railway and Awsworth Road is included in Lot 935, the Purchaser of this Lot being liable for one-thirty-first share of the cost of keeping in repair such part of the said Street.

LOT 935

(Coloured Yellow on Plan No. 36)

23 GARDENS

known as

Duke Street Gardens,

situate on the North and South of Duke Street, and containing an area of about

6a. Or. 21p.

Let to various Tenants on Allotment Tenancies at Rents amounting to

per **£19** annum.

The Landlord pays the Rates.

With this Lot is included the soil of that part of Duke Street between the Great Northern Railway and Awsworth Road, and the Purchaser of this Lot will be liable for $\frac{1}{31}$ st share of the cost of keeping in repair such part of the said Street; the Purchasers of the eight Lots, 927, 928, 929, 930, 931, 932, 933, and 934 being liable for the remaining shares.

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgment Rent of 9s. 3d. per annum payable by the Corporation of Ilkeston in respect of such Easement

Heanor Road**LOT 936**

(Coloured Pink on Plan No. 37).

Six Cottages and Gardens

known as

No. 34, Heanor Road & Nos. 1-5, Factory Lane,

forming

A Valuable Building Site,

situate with Frontages of about 55 feet to the East side of Heanor Road and about 190 feet to Factory Lane, and containing an area of about

1r. 4p.

Let to the following Tenants as under:—

Description.	Tenant.	Tenancy.	Rent per annum.
34, Heanor Road ...	Mrs. P. M. Lebeter ...	Cottage Tenancy ...	£2 10 0 Apportioned
1, Factory Lane ...	Mr. I. Lebeter ...	Weekly ...	2 12 0
2, " " ...	Mr. S. Taylor, Senr. ...	Cottage Tenancy ...	1 15 0
3, " " ...	(In Hand) ...	—	—
4, " " ...	(In Hand, except one room)	—	—
5, " " ...	Mr. S. Taylor, Junr. ...	Weekly ...	6 10 0
Garden ...	Mr. S. Taylor, Senr. ...	Allotment Tenancy ...	4 0
TOTAL RENT ...			£13 11 0

The Landlord pays the Rates and Water Rates.

No. 34, HEANOR ROAD (Brick Built and Tiled) contains:—

Living Room, Larder and Bedroom.

No. 1, FACTORY LANE (Brick and Stone Built and Tiled) contains:—

Three Rooms.

No. 2, FACTORY LANE (Brick and Stone Built and Tiled) contains:—

Living Room, Two Rooms not used and Two Bedrooms; with Coal House and Closet outside. Small Garden detached from Cottage.

Nos. 3 & 4, FACTORY LANE (condemned).**No. 5, FACTORY LANE** (Brick Built and Slated) contains:—

Small Sitting Room, Living Room, Larder and Two Bedrooms; with Wash House, Coal House and Closet outside. Small Garden detached from Cottage.

With this Lot is included that part of Factory Lane which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Lane.

NOTE.—Mr. S. Taylor, Junr., pays 2d. per week for the use of the Ground Floor Room of No. 4, Factory Lane adjoining his Cottage (No. 5), such Rent being included in his Rent of £6 10s. per annum for No. 5, Factory Lane.

Heanor Road**LOT 937**

(Coloured Blue on Plan No. 37).

A Good Cottage and Garden

known as

31, Heanor Road,

situate with a Frontage of about 60 feet to the East side of Heanor Road opposite the Great Northern Station, and containing an area of about

37 Perches.

Let, with other Lands, to Mr. W. Beardsley on a Cottage Tenancy and Mr. A. Smith on an Allotment Tenancy at Rents of **£2 12s.** (apportioned) and **12s. 0d.** respectively, making a total Rental of

per **£3 4s.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Two Sitting Rooms, Kitchen, Larder, Two Bedrooms and Box Room; with Wash House Tool House and Closet outside. Garden.

Also an old **Cottage** adjoining used as a Store.

Gas is laid on. **Water is laid on to a Standpipe in the Garden.**

LOT 938

(Coloured Green on Plan No. 37).

A Building Plot

situate on the East side of Heanor Road and opposite the Great Northern Station, and containing an area of about

1r. 14p.

Let to Mr. W. Beardsley on an Allotment Tenancy at a Rent of

per **10s. 0d.** annum.

The Landlord pays the Rates.

With this Lot is included that part of Tatham's Lane which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Lane.

Factory Lane**LOT 939a**

(Coloured Yellow on Plan No. 37).

Building Land**suitable for Business Premises**

situated with Frontages of about 35 feet to the North side of Factory Lane, and about 50 feet to the South side of Tatham's Lane, and containing an area of about

33 Perches.

Let to Mr. W. Beardsley on an Allotment Tenancy at an apportioned Rent of
per **15s.** annum.

The Landlord pays the Rates.

With this Lot is included one-half width of those parts of Factory Lane and Tatham's Lane which adjoin this Lot, and the Purchaser will be liable for the cost of keeping in repair such parts of the said Lanes.

LOT 939b

(Coloured Brown on Plan No. 37).

Building Land**suitable for Business Premises**

situate with Frontages of about 40 feet to the North side of Factory Lane and about 40 feet to the South side of Tatham's Lane, and containing are area of about

32 Perches.

Let to Mrs. A. Beardsley on an Allotment Tenancy at a Rent of
per **14s.** annum.

The Landlord pays the Rates.

With this Lot is included one-half width of those parts of Factory Lane and Tatham's Lane as adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such parts of the said Lanes.

Heanor Road, etc.**LOT 940**

(Coloured Green on Plan No. 37).

A Freehold Ground Rent of £68 per annum.

well secured by a Lease for 99 years less three days from 29th September, 1896 (having about 75 years unexpired), on a

Compact Block of Business Premises and Cottage Property

known as

Messrs. J. B. Lewis & Son's Hosiery Factory, Heanor Road ;

Nos. 2, 4, 6 & 8 Heanor Road, being Shops ;

Nos. 41 to 58 Granby Street, being Cottages ;

Cottage with Shop next to No. 58 Granby Street ;

Nos. 2 to 36 (even Nos.) Factory Lane, being Cottages ;

Dancing Hall & Skating Rink at the rear of Granby Street ;

situate at the junction of Heanor Road and Granby Street, and containing an area of about

8,152 square yards,

with reversion to the Rack Rental.

ALSO**A Freehold Strip of Land 15 feet in Width,**

situate on the West of Holy Trinity Church, and containing an area of about

7 Perches,

in respect of which, the Lessees of the above property, were by an Agreement dated 8th January, 1902, granted the Rights to lay sewers and drains along, and Right of Way over such strip, for a term coterminous with the above-mentioned Lease, the Grantees paying in respect thereof a Rent of

per £5 annum.

With this Lot is included one-half width of that part of Factory Lane which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Lane.

Heanor Road**LOT 941**

(Coloured Brown on Plan No. 37).

A Freehold Factory and Premises

situate on the East side of Heanor Road with Frontage to Factory Lane, close to the Great Northern Station, and containing an area of about

1,140 square yards.

Let on a Repairing Lease (by way of renewal) to Messrs. J. B. Lewis & Sons, Ltd., for 15 years from 25th December, 1916 (determinable by either party at the end of the 10th year by six months' previous notice), at a nominal Rent of

per **£50** annum.

The FACTORY (Brick Built and Slated), covering an area of about 4,000 feet, contains a large Factory, with part Wood and part Concrete Floor, Office and Cloak Rooms; with small Garden outside.

Electric Light is laid on.

The following fixtures are the property of the Lessor:—

Steam piping and Heating Apparatus, Electrical Fittings, Fittings to ten Doors and Clock in the South Gable.

With this Lot is included one-half width of that part of Factory Lane which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Lane. Under the terms of the Lease the Lessees covenanted to pay a fair proportion of keeping in repair Factory Lane.

LOT 942

(Coloured Grey on Plan No. 37).

A Freehold Ground Rent

OF

per **£7** annum,

well secured by a Lease for 99 years from 25th March, 1910 (having about 88½ years unexpired) on a

Substantially Built Modern Garage and Workshop,

at present being used as a Hosiery Factory,

situate on the West side of Heanor Road and adjoining the Great Northern Station, in the Occupation of Mr. Fletcher, and containing an area of about

574 square yards,

with reversion to the Rack Rental.

Heanor Road**LOT 943.**

(Coloured Blue on Plan No. 37).

House, Shop and Garden

WITH

A VALUABLE SITE FOR BUSINESS PREMISES

situate on the West side of Heanor Road, and containing an area of

1r. 1p.

Let to Mrs. E. Bostock on a Cottage Tenancy and the Garden to Mr. J. Barker on an Allotment Tenancy at Rents of **£9** and **4s. 0d.** respectively, making a total low Rental of

per **£9 4s. 0d.** annum.

The Landlord pays the Rates and Water Rates.

The HOUSE AND SHOP (Brick Built, part Tiled and part Slated) contains:—

Small General Shop, Parlour, Sitting Room, Small Office, Kitchen, Larder, Four Bedrooms and Boxroom; with Coal House and Closet in the Yard.

Water and Gas are laid on.

With this Lot is included one-half width of that part of Back Lane which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Lane.

This Lot is sold subject to and with the benefit of an arrangement between the Vendor and the Corporation made in 1910 as to setting back the front wall of the Cottage for road widening.

Back Lane**LOT 944**

(Coloured Pink on Plan No. 37).

A Cottage and Yard

known as

No. 2, Barkers Yard,

situate at the North end of Back Lane, and containing an area of about

14 Perches,**(Including 2 Perches site of old Cottage In Hand.)**

Let to Mr. W. Barker on a Weekly Tenancy at a Rent of

per **£4 2s. 4d.** annum.

The Landlord pays the Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Living Room, Store Room, Larder and Two Bedrooms; with old Wash House and Closet outside.

With this Lot is included one-half width of that part of Back Lane which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Lane.

Heanor Road**LOT 945**

(Coloured Grey on Plan No. 37).

Valuable Central Building Land**(In Hand)**

situate with a Frontage of about 85 feet and a Depth of about 140 feet to the West side of Heanor Road, close to the Great Northern Station, and containing an area of about

1r. 8p.

With this Lot is included one-half width of that part of Back Lane which adjoins this Lot, and the Purchaser will be liable for the cost of repairing such part of the said Lane.

This Lot is sold with the benefit of the Rent of 10s. per annum paid by Messrs. Gray & Selby in respect of an advertisement hoarding erected on this Lot, the arrangement being determinable by one months' notice.

The Building Line of this Lot is 6 ft. 9 ins. back from the back of the Public Footpath.

This Lot forms a desirable Site for Business Premises.

Heanor Road**LOT 946**

(Coloured Brown on Plan No. 37).

RUTLAND HOUSE

**a Well Built RESIDENCE, Garage and Two Gardens, standing well back from the road,
with Carriage Drive and Separate Entrance to Surgery,**

situate on the West side of Heanor Road close to the Great Northern Station, and containing an area
of about

1r. 33p.

Let to Dr. W. H. Roache on a Tenancy (determinable by 6 months' notice expiring any Lady-day or Michaelmas) at a Rent of **£45**; and the Two Small Kitchen Gardens to Dr. W. H. Roache on a Yearly Lady-day Tenancy, and to Mr. S. Straw on an Allotment Tenancy respectively, at Rents of **5s. 0d.** each, making a total low Rental of

per **£45 10s.** annum.

The Landlord pays the Rates in respect of Mr. Straw's Garden.

The HOUSE (Brick Built and Slated) contains:—

On the Ground Floor—Hall, Drawing Room, Dining Room, Surgery, Waiting Room, Conservatory, Kitchen, Scullery, Larder and Secondary Staircase.

On the First Floor—Five Bedrooms, Dressing Room, Box Room, Bath Room (h. & c.); with Coal House and w.c. outside.

The OUTBUILDINGS (Brick Built and Tiled) contain:—

Two Garages and Stable.

Good Garden and Two Small Kitchen Gardens on the North side.

With this Lot is included one-half width of that part of Back Lane which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Lane.

The Building Line of this Lot is 6 ft. 9 ins. back from the existing boundary wall.

Heanor Road**LOT 947**

(Coloured Green on Plan No. 37).

A Freehold Ground Rent of £60 per annum

well secured by a Lease for 99 years from 25th March, 1896 (having about 74½ years unexpired) on

Substantially Built HOUSE and SHOP PROPERTY

known as

Nos. 1, 3, 5, 7 and 9 Heanor Road,

AND

Three Cottages

situate on the West side of Heanor Road, and having an area of about

2r. 17p.**The Substantially Built Property of Three Stories** comprises:—

Four Shops with Dwellings and a Doctor's Corner House,

with Reversion to the Rack Rental.

With this Lot is included one-half width of those parts of Manor Road and Back Lane which adjoin this Lot, and the Purchaser will be liable for the cost of keeping in repair such parts of the said Road and Lane.

Under the terms of the Lease the Lessee covenants to pay, if and when required so to do by the Lessor, one-half the cost of making those parts of Manor Road and a proposed 36-feet road on the West which adjoins this Lot and to pay a fair proportion of keeping in repair such roads.

Manor Road.**LOT 948**

(Coloured Grey on Plan No. 37).

A Freehold Ground Rent of £3 10s. 0d. per annum

well secured by a Lease for 99 years from 29th September, 1909 (having about 88 years unexpired) on

A Brick Built and Tiled GARAGE

situate on the North side of Manor Road, in the Occupation of Mr. B. Richards, having an area of about

17 Perches,**with Reversion to the Rack Rental.**

With this Lot is included one-half width of that part of Manor Road which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Road.

Under the terms of the Lease the Lessee covenants to pay to the Lessor on demand a fair proportion of the cost of making, and to keep in repair until taken over by the Local Authority, that part of Manor Road which adjoins this Lot and that part of a proposed 36-feet road which adjoins this Lot on the East.

See second Footnote to Lot 949 in respect of the North part of this Lot.

Manor Road**LOT 949**

(Coloured Pink on Plan No. 37).

Two Building Plots

situate with Frontages of about 117 feet and 27 feet to the North side of Manor Road, and containing an area of about

1r. 31p.**(including 35 Perches, Roads In Hand).**

Let to Mr. John Norman and Mrs. J. A. Richards on Allotment Tenancies at Rents of **12s. 0d.** and **2s. 6d.** respectively, making a total Rental of

per 14s. 6d. annum.

The Landlord pays the Rates.

With this Lot included one-half width of those parts of Manor Road and Back Lane which adjoin this Lot, and the Purchaser will be liable for the cost of keeping in repair such parts of the said Road and Lane.

Mr. B. Richards, the Lessee of the Garage (Lot 948) dividing the two plots of land included in this Lot, occupies the waste ground on the East of his Garage under a tenancy at will until he occupies the North part of the land included in his Lease, and which at present forms a part of the Garden in the occupation of Mr. Norman.

Back Lane**LOT 950**

(Coloured Yellow on Plan No. 34).

Seven Gardens and Stable

situate in Back Lane near the Great Northern Station, and containing an area of about

1a. 1r. 10p.

Let to Messrs. J. Beardsley and I. Raynor, Mr. H. Castledine, Mr. H. Dodd, Mr. W. Thomas, Mr. J. Reddington, Mrs. E. Bostock and Mr. W. Horton on Allotment Tenancies, except Mr. Thomas's Tenancy which is Half-Yearly (determinable by six months' notice expiring any Lady-day or Michaelmas), at Rents of **12s. 0d., £1 2s. 0d., 12s. 0d., 12s. 0d., £1 10s. 0d., 4s. 0d.** and **15s. 0d.** respectively, making a total Rental of

per £5 7s. annum.

The Landlord pays the Rates.

The STABLE (Brick Built) is included in Mr. Reddington's Tenancy.

With this Lot is included one-half width of that part of Back Lane and the footpath leading to the footbridge over the Railway which adjoin this Lot, and the Purchaser will be liable for the cost of keeping in repair such parts of the said Lane and Footpath.

Back Lane.**LOT 951**

(Coloured Blue on Plan No. 37).

A Cottage and Garden

known as

No. 1, Back Lane,

situate on the West side of Back Lane, and containing an area of about

22 Perches.

Let to Mrs. F. Lowe on a Weekly Tenancy at the low Rent of

per **£3 0s. 8d.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Sitting Room, Kitchen, Larder, and Two Bedrooms; with Old Wash House, Coal House and Closet Outside. Garden.

Water is laid on to the Garden.

With this Lot is included one-half width of that part of Back Lane which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Lane.

LOT 952

(Coloured Green on Plan No. 37).

Two Cottages and Gardens

known as

Nos. 2 & 3, Back Lane,

situate at the North end of Back Lane, and containing an area of about

38 Perches.Let to Mr. F. Matthews on Weekly Tenancies at Rents of:—No. 2, Back Lane, **1s. 7d.** per week;
No. 3, Back Lane, **2s. 0d.** per week, making a total Rental ofper **£9 6s. 4d.** annum.

The Landlord pays the Rates and Water Rates.

No. 2, BACK LANE (Brick Built and Tiled) contains:—

Small Sitting Room, Living Room, Kitchen, Larder, Three Bedrooms and Box Room; with Coal House and Closet outside. Small Garden.

No. 3, BACK LANE (Brick Built and Tiled) contains:—

Kitchen, Wash House and Two Bedrooms; with Closet outside. Very small Garden.

Water is laid on to a Standpipe in the Garden.

With this Lot is included one-half width of that part of Back Lane which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Lane.

Bath Street

LOT 953

(Coloured Yellow on Plan No. 37).

A Fully Licensed Hotel, Premises and Stabling

known as

The RUTLAND ARMS HOTEL.

(possessing a large Forecourt)

and

FOOTBALL and SPORTS' GROUND.

prominently situate in Bath Street, opposite to the Midland and close to the Great Northern Railway Stations, and containing an area of about

5 Acres.

Let to Mrs. H. Hall on a Repairing Lease for 10 years from 25th March, 1916 (having about 5½ years unexpired), at the very low Rent of

per **£170** annum.

The HOTEL (substantially built of Brick and Slated) contains:—

In the Basement—Good Cellerage.

On the Ground Floor—Porch, Hotel Entrance, Bar, Bar Parlour, Telephone Room, Large Commercial Room, Dining Room, Smoking Room, Tap Room, Dance Hall with Bar, Kitchen, Scullery, Larder and Lavatory.

On the First Floor—Large Masonic Hall with Ante-room, Billiard Room, Two Sitting Rooms, Nine Bedrooms, Bath Room (Hot and Cold Water Supply) and w.c.

On the Second Floor—Three Bedrooms and Four Staff Bedrooms; with Wash House and Coal House outside.

Water, Electric Light and Gas are laid on.

The STABLING comprises:—

Brick Built and Slated Four-stall Stables with Loft over. Two-stall Stables, Coach House for 4, Coach House for 3, Two Pigsties, Closet and Stable Yard.

The Timber Built Office, Timber and Iron Shed and doors to the Coach House for 4 are the property of a Sub-tenant.

Water is laid on to the Yard.

The Grounds include a Tennis Court or Bowling Green, Fowl Run and Kitchen Garden.

The Football Ground (about 130 yards by 100 yards) approached from Bath Street through a turnstile, is surrounded by an embankment and has a Cinder Track, Grand Stand and Brick and Slate Built Dressing Rooms, and being level forms an excellent ground for all kinds of Sports, and is screened from the roads by high timber fences.

With this Lot is included one-half width of that part of Manor Road which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Road. Under the terms of the Lease the Lessee covenants to complete one-half of that part of Manor Road which adjoins this Lot when called upon so to do by the Lessor, and to keep such part of the said road in repair.

Under the terms of the Lease, if the Lessee wishes to assign her interest, the Lessor is to have the first offer at a price to be fixed by valuation.

This Commodious and principal Hotel, excellently situate in the centre of the Town being close to the Railway Stations, is admirably suitable for business people visiting Ilkeston.

Bath Street**LOT 954**

(Coloured Brown on Plan No. 37).

A Freehold Ground Rent of £40 per annumwell secured by a Lease for 99 years from 25th March, 1899 (having about $77\frac{1}{2}$ years unexpired), on**A Block of Four Substantially Built SHOPS, with Dwellings,**

known as

Nos. 165, 167, 169 & 171, Bath Street,

situate on the West side of Bath Street, and containing an area of about

586 square yards,**with Reversion to the Rack Rental.****Manners Road****LOT 955**

(Coloured Pink on Plan No. 37).

A Freehold Ground Rent of £20 per annumwell secured by a Lease for 99 years from 25th March, 1899 (having about $77\frac{1}{2}$ years unexpired), on**Eight Well Built COTTAGES,**

known as

Nos. 2 to 16 (even Nos.), Manners Road,

situate on the North side of Manners Road, containing an area of about

1,147 square yards,**with Reversion to the Rack Rental.**

Manners Road**LOT 956**

(Coloured Pink on Plan No. 37).

An Attractive Gentleman's Residence

standing in its own Grounds, with Garage, Stabling and Paddock,

known as

The Manor House

(including Manor Cottage),

situate between Manners and Manor Roads, and containing an area of about

4a. Or. 6p.

Let to the Manners Colliery Co., Ltd., on a Repairing Lease for 21 years from 25th March, 1916
(determinable by either party at the end of the 14th year by six months' notice) at a Rent of

per **£60** annum.**The Residence,**

which is approached by a Carriage Drive from Manners Road, is Brick Built and part Slated, and
part Tiled, contains:—

On the Ground Floor:—Hall, Drawing Room, Dining, Library, Kitchen, Larder and Secondary
Staircase;

On the First Floor:—Four Bedrooms, Bath Room and w.c.;

On the Second Floor:—Three Bedrooms and Box Room; with Wash House, Coal House, and
w.c. outside.

Water is laid on, Electric Light is installed (Power being supplied from the Manners Colliery).

The OUTBUILDINGS comprise:—

Garage for Three Cars with Repairing Pit, Trap House, Two-stall Stable and Trap House
with Loft over, Two-stall Stable with Loft over, Cycle House and Fowl House.

The Grounds

are nicely laid out with Croquet Lawn in front of the House, with Glasshouse and enclosed Lawn
Tennis Court.

In the Kitchen Garden is a heated Glasshouse.

The Paddock has an area of about $1\frac{1}{2}$ acres.

MANOR COTTAGE (Brick Built and Tiled) contains:—

Entrance Lobby, Drawing Room, Dining Room, Kitchen, Larder, Three Bedrooms and
Bath Room (h. & c.); with Wash House, Workshop, Coal House and w.c. outside; and Good
Kitchen Garden.

Manor Cottage is approached from Manor Road.

Water is laid on. Electric light is similarly installed.

With this Lot is included one-half width of those parts of Manor Road (the whole width where it adjoins the Great Northern
Railway) and the road on the South West which adjoin this Lot, and the Purchaser will be liable for the cost of keeping in
repair such parts of the said roads.

This Lot is sold with the benefit of Rights of Way for all purposes, from Manor Road, over the existing roadways on the East
and West sides of Manor Farm House, included in Lot 793.

Field No. 347 possess valuable Building Frontages to Three Roads.

Manor Road**LOT 957**

(Coloured Brown on Plan No. 37).

A Pasture Field with Valuable Building Frontage

situate with a long Frontage to the North side of Manor Road, and containing an area of about

3a. 3r. 31p.

Let to Mr. A. M. Richards on a Yearly Lady-day Tenancy at a Rent of

per **£6** annum.

With this Lot is included one-half width of that part of Manor Road which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said road.

Manners Road**LOT 958**

(Coloured Blue on Plan No. 37).

A Modern Semi-Detached Cottage and Garden

situate on the West side of the road leading from Manners Road to Manners Colliery, and containing an area of about

17 Perches.

Let to Mr. B. Walker on a Weekly Tenancy at a Rent of

per **£11 14s.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Slated) contains:—

Entrance Lobby, Living Room, Kitchen and Three Bedrooms; with Coal House and w.c. outside; and Garden at the rear.

Water is laid on.

With this Lot is included one-half width of that part of the frontage road which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said road.

Manners Road.**LOT 959**

(Coloured Yellow on Plan No. 37).

A Modern Semi-Detached Cottage & Garden

situate on the South-West side of the Road leading from Manners Road to Manners Colliery,
and containing an area of about

16 Perches.

Let to Mrs. E. Morris on a Weekly Tenancy at a Rent of

per **£11 14s.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Slated) contains:—

Entrance Lobby, Living Room, Kitchen and Three Bedrooms; with Coal House and w.c.
outside; and Garden at the rear.

Water is laid on.

With this Lot is included one-half width of that part of the frontage road which adjoins this Lot, and the Purchaser will be
liable for the cost of keeping in repair such part of the said road.

LOT 960

(Coloured Green on Plan No. 37).

A Modern Semi-Detached Cottage & Garden

situate on the West side of the Road leading from Manners Road to Manners Colliery,
and containing an area of about

16 Perches.

Let to Mrs. A. Morris on a Weekly Tenancy at a Rent of

per **£11 14s.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Slated) contains:—

Entrance Lobby, Living Room, Kitchen and Three Bedrooms; with Coal House and w.c.
outside; and Garden at the rear.

Water is laid on.

With this Lot is included one-half width of that part of the frontage road which adjoins this Lot, and the Purchaser will be
liable for the cost of keeping in repair such part of the said road.

Manners Road**LOT 961**

(Coloured Purple on Plan No. 37).

A Modern Semi-Detached Cottage and Garden

situate on the West side of the road leading from Manners Road to Manners Colliery, and containing an area of about

13 Perches.

Let to Mrs. J. Straw on a Weekly Tenancy at a Rent of

per **£11 14s.** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Slated) contains:—

Entrance Lobby, Living Room, Kitchen and Three Bedrooms; with Coal House and w.c. outside; and Garden at the rear.

Water is laid on.

With this Lot is included one-half width of that part of the frontage road which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said road.

WITH VACANT POSSESSION.**LOT 962**

(Coloured Brown on Plan No. 37).

Valuable Building Land

(In Hand)

situate with a Frontage of about 290 feet (having an average Depth of about 120 feet) to the North side of Manners Road, overlooking Victoria Park, and containing an area of about

3r. 25p.

The Town Sewer and Water Main are laid in the frontage road.

The Purchaser of this Lot shall bear one-half the cost of erecting a wall or close boarded fence if and when called upon so to do by the Purchaser of Lot 963 along the Western boundary of this Lot; the Purchaser of Lot 963 shall be liable for the remaining half share.

Drummond Road**LOT 963**

(Coloured Pink on Plan No. 37).

Allotment Gardens & Building Land

known as

New Lawn Gardens,

situate at the rear of the South West side of Drummond Road, and containing an area of about

8a. 2r. 0p.

(Including 2a. 33p. being Building Land in Hand.)

Let to various Tenants on Allotment Tenancies at Rents amounting to **£34 17s.** and as to the two small strips of Garden on either side of the approach road from Drummond Road, Let to Mr. W. H. Dawson and Mr. A. Severn, on Monthly Tenancies at Rents of **2s. 0d.** and **2s. 0d.**, respectively, and as to the Site of, and approach to, the Motor Garage adjoining Lot 962, Let to Mr. Richardson on a Yearly Lady-day Tenancy at **1s. 0d.** per annum; making a total Rental of

per £35 2s. annum.

The Landlord pays the Rates in respect of the Allotment Tenancies.

The Allotments are divided by good hedges forming Excellent Private Gardens, for which there is a large demand in the district.

All the Buildings and Sheds were erected by the Tenants.

This Lot is sold, subject to (i) Rights of Way for all purposes over a proposed road, 40 feet in width from Drummond Road, between Lots 971 and 972, in favour of such two Lots; (ii) a Right of Way for all purposes in favour of Lot 967 where the North West boundary of such Lot adjoins this Lot.

This Lot is sold, with the benefit of an Acknowledgment Rent of 2s. 6d. per annum paid by the Great Northern Railway Co. in respect of a license to lay a 4-inch water main from Manners Road across the North corner of this Lot, and subject to a payment of 2s. 6d. per annum to the Great Northern Railway Company, for permission to lay a Line of Pipes under the
 * Railway adjoining the North West of this Lot.

The Purchaser of this Lot shall bear one-half the cost of erecting a wall or close boarded fence if and when called upon so to do by the Purchaser of Lot 962 between such Lot and this Lot, and the Purchaser of Lot 962 shall be liable for the remaining half-share.

Bristol Road**LOT 964**

(Coloured Blue on Plan No. 37).

Valuable Building Land

**with good Road Frontages on the South and East,
at present Let as Pasture Land and Gardens,**

situate with Frontages of about 250 feet to the West side of Bristol Road, and about 430 feet to the new Public Road on the South, containing an area of about

4a. 1r. 10p.**(including 17p. In Hand)**

Let, as to the Pasture Land, to Mr. A. M. Richards on a Yearly Tenancy (determinable by six months' notice expiring 29th September), and as to the Gardens to various Tenants on Allotment Tenancies at Rents of **£7 5s.** and **£3** respectively, amounting to a total Rental of

per **£10 5s.** annum.

The Landlord pays the Rates in respect of the Gardens.

The frontage roads have been taken over by the Local Authority, the sewers and water mains are laid,
and the Lot forms excellent sites for good class Villas or Residences.

The Glasshouses and Sheds were erected by the Tenants.

Wharncliffe Road, etc.**LOT 965**

(Coloured Grey on Plan No. 37).

A Valuable Building Estate

situate on three sides of the Pimlico Recreation Ground, with excellent Frontages to Wharncliffe Road, Pimlico Lane, Albert Street, Derby Road, and a proposed new road on the East and South of the new boundaries of the Recreation Ground, and containing an area of about

22a. 1r. 3p.

Let to the following Tenants as under:—

Tenant.	No. on Plan.	Description.	Ordnance Area.	Tenure.	Rent per annum.
			ACRES.		£ s. d.
Corporation of Ilkeston...	385C, 386 & 387	Allotments ...	4'915	Taken under Defence of the Realm Act	11 10 0 Apportioned.
Mr. G. P. Jackson ...	396	Pasture ...	1'929	Yearly Lady-day Tenancy	4 10 0 Apportioned.
Messrs. Greenhough & Jackson	404	Pasture ...	1'367	Yearly Lady-day Tenancy	6 0 0
Mr. J. Bowley ...	403	Pasture ...	915	Yearly Lady-day Tenancy	5 0 0
Corporation of Ilkeston...	402	Allotment ...	1'679	Yearly Lady-day Tenancy	8 7 0
Corporation of Ilkeston and the Rutland Cricket Club	397B	Allotment ...	2'748	Taken under Defence of the Realm Act	5 3 0 Apportioned and
Mr. G. H. Saunders ...	382	Orchard...	3'326	Yearly Lady-day Tenancy	0 1 0 Apportioned.
Various ...	379	Gardens ...	4'705	Allotment Tenancies	11 5 0
In Hand ...	383	Occupation Road	268	—	20 3 6
Making a total Rental of ...					£71 18 6

The Landlord pays the Rates in respect of the Gardens.

The GARDENS are all held on Allotment Tenancies with the exception of the following:—

Tenant.	Tenancy.
Mrs. A. K. Manners ...	Yearly (determinable by 6 months' notice expiring any 6th September).
Mr. H. Moore ...	At will.
Mr. W. Twells ...	Yearly (determinable by 6 months' notice expiring any 25th March).

Under the terms of the Deed of Gift from the Vendor to the Corporation of Ilkeston of the Pimlico Recreation Ground the Corporation agree to pay, when constructed by the Vendor, one-half the cost of a 40-feet Circular Road, from Pimlico Lane along the East and South sides of the Recreation Ground (as shewn in dotted lines on Sale Plan): and the Corporation are to erect fences around the Recreation Ground.

The above will form a valuable asset in the future development of this Lot, and this Lot is sold subject to and with the benefit of such Deed of Gift as affecting this Lot.

With the exception of the Pimlico Lane, the whole of the frontage roads (being sewered and the water mains being laid) have been taken over by the Local Authority; the Corporation of Ilkeston have undertaken to take over the East end of Pimlico Lane fronting this Lot on the completion of small works now being constructed at the expense of the Vendor.

With this Lot is included one-half width of that part of Pimlico Lane which adjoins this Lot to the West of the Recreation Ground, and the Purchaser will be liable for the cost of keeping in repair such part of the said road.

This Lot is sold with the benefit of Two Acknowledgment Rents of 1s. 0d. each paid by the Corporation of Ilkeston in respect of two wicket gates between Fields Nos. 397B and 383 and Fields Nos. 397B and 404 on Sale Plan.

Wharncliffe & Bristol Roads**LOT 966**

(Coloured Pink on Plan No. 37).

Valuable Residential Building Sites

at present Let as Gardens,

situate with excellent Frontages of about 450 feet, 190 feet, 590 feet and 90 feet to Wharncliffe Road, Pimlico Lane, Bristol Road and New Lawn Road respectively, and containing an area of about

3a. 2r. 26p.

(Including 2r. 26p. In Hand).

Let to the following Tenants as under:—

To Messrs. E. Syson, J. Marshall, F. E. Twigg, G. H. Rigley, W. Lings and W. A. Whitechurch, on Quarterly Tenancies; to Mrs. F. A. Taylor, on a Monthly Tenancy, and to the remainder on Allotment Tenancies at Rents amounting to

per **£12 16s. 0d.** annum.

The Town Sewers and Water Mains are laid in the four frontage roads which roads have been taken over by the Local Authority with the exception of Pimlico Lane, but the Corporation have undertaken to take it over (so far as this Lot is affected) upon the completion of small works which are being constructed at the expense of the Vendor.

This Lot is suitable for good class Villas or Residences.**Drummond Road****LOT 967**

(Coloured Green on Plan No. 37).

A Freehold Ground Rent of £5 13s. 4d. per annum

well secured by a Lease for 99 years from 29th September, 1901 (having about 80 years unexpired) on a

Substantially Built Detached VILLA

known as

Bleak House,

situate on the South West side of Drummond Road, overlooking Victoria Park, having an area of about

680 square yards,**with Reversion to the Rack Rental.**

This Lot is sold with the benefit of a Right of Way for all purposes over such part of the cart track in Lot 963, as adjoins the North West boundary of this Lot.

Drummond Road**LOT 968**

(Coloured Brown on Plan No. 37).

A Freehold Ground Rent of £4 18s. 0d. per annum

well secured by a Lease for 99 years from 29th September, 1901 (having about 80 years unexpired) on

A pair of Well Built Detached VILLA

KNOWN AS

West Lodge,

situate on the South West side of Drummond Road, overlooking Victoria Park, having an area of about

587 square yards,

with Reversion to the Rack Rental.

LOT 969

(Coloured Grey on Plan No. 37).

A Freehold Ground Rent of £4 13s. 4d. per annum

well secured by a Lease for 99 years from 29th September, 1901 (having about 80 years unexpired) on

A pair of Well Built Semi-Detached VILLAS

KNOWN AS

Peveril House and Claremont,

situate on the South West side of Drummond Road, overlooking Victoria Park, having an area of about

560 square yards,

with Reversion to the Rack Rental.

Drummond Road.**LOT 970**

(Coloured Yellow on Plan No. 37).

Valuable Building Land**at present used as a Garden and Site of Motor Shed,**

situate overlooking Victoria Park, having a Frontage of about 210 feet (with Depth of about 120 feet) to the South West side of Drummond Road, and containing an area of about

2r. 10p.

Let to Mr. W. H. Dawson on a Monthly Tenancy (determinable by one month's notice expiring the 29th of any month) at a Rent of

per **£2 12s.** annum.

The temporary Motor Shed is the property of the Tenant.

Under the terms of the Tenancy Agreement no compensation is payable to the Tenant at the determination of the Tenancy, and in the event of any repairs, trade or dealing taking place in the motor shed an additional Rent of £1 per month is payable by the Tenant.

This Lot forms Excellent Sites for Good Class Villas.

The Town Sewer and Water Main are laid in the frontage road.

LOT 971

(Coloured Purple on Plan No. 37).

A Freehold Ground Rent of £4 13s. 4d. per annum

well secured by a Lease for 99 years from 29th September, 1901 (having about 80 years unexpired) on

A Pair of Well Built Semi-Detached VILLAS

known as

Park Villas,

situate on the South West side of Drummond Road, overlooking Victoria Park, having an area of about

560 square yards,**with Reversion to the Rack Rental.**

Under the terms of the Lease the Lessee covenants to pay a fair proportion of the cost of keeping in repair a proposed new road 40 feet wide (included in Lot 963) adjoining this Lot on the South East.

This Lot is sold with the benefit of a Right of Way for all purposes over that part of Lot 963 as adjoins the South East boundary of this Lot.

Drummond Road**LOT 972**

(Coloured Yellow on Plan No. 37).

A Freehold Ground Rent of £4 4s. per annum

well secured by a Lease for 99 years from 25th December, 1899 (having about 78½ years unexpired) on

A Pair of Well Built Semi-Detached VILLAS,

known as

Nos. 17 & 18 Drummond Road,

situate on the South West of Drummond Road, overlooking Victoria Park, having an area of about

535 square yards,**with Reversion to the Rack Rental.**

Under the terms of the Lease the Lessee covenants to pay a fair proportion of the cost of keeping in repair a proposed new road 40 feet wide (included in Lot 963) adjoining this Lot on the North West.

This Lot is sold with the benefit of a Right of Way for all purposes over that part of Lot 963 as adjoins the North West boundary of this Lot.

LOT 973

(Coloured Brown on Plan No. 37).

Four Freehold Ground Rents of £4 8s. 10d. each

amounting to

per £17 15s. 4d. annum,

well secured by Four Leases to one Lessee each for 99 years from 25th December, 1899 (having about 78½ years unexpired) on

Four Pairs of Well Built Semi-Detached VILLAS,

known as

Nos. 9 to 16 Drummond Road,

situate on the South West side of Drummond Road overlooking Victoria Park, having an area of about

2,132 square yards,**with Reversion to the Rack Rental.**

Drummond Road**LOT 974**

(Coloured Green on Plan No. 37).

A Freehold Ground Rent of £4 18s. 10d. per annum

well secured by a Lease for 99 years from 25th December, 1899 (having about 78½ years unexpired) on

A Well Built Detached VILLA

known as

No. 8 Drummond Road,situate on the South West side of Drummond Road, overlooking Victoria Park, having an area
of about**533 square yards,****with Reversion to the Rack Rental.****LOT 975**

(Coloured Purple on Plan No. 37).

Two Freehold Ground Rents of £5 6s. 6d. and £8

amounting to

per £13 6s. 6d. annum,well secured by two Leases to one Lessee, each for 99 years from 29th September, 1899 (having about
78 years unexpired) on**Seven Well Built VILLAS**

known as

Nos. 1 to 7 Drummond Road,situate on the South West side of Drummond Road, overlooking Victoria Park, having an area
of about**1,599 square yards,****with Reversion to the Rack Rental.**

New Lawn Road**LOT 976**

(Coloured Yellow on Plan No. 37).

A Freehold Ground Rent of £12 10s. per annum

well secured by a Lease for 99 years from 25th March, 1901, (having about 79½ years unexpired) on

A well Built RESIDENCE and a Pair of Semi-Detached VILLAS

known as

Leighton House,

and

Nos. 3 & 5 New Lawn Road,

situate on the South West side of New Lawn Road, and having an area of about

1,505 square yards,**with Reversion to the Rack Rental.**

With this Lot is included the small triangular strip of land on the South West and at present forming a part of the existing garden of this Lot, containing an area of about 31 square yards, which, under a Memorandum of Agreement dated 12th September, 1903, it was agreed should be held by the Lessee during the continuation of his Lease, as if it originally formed part of the premises comprised in that Lease, and that the Rent reserved by the Lease should be taken to cover the Rent of such strip of land as well as the land comprised in the original Lease.

Wharnccliffe Road**LOT 977**

(Coloured Green on Plan No. 37).

A Freehold Ground Rent of £19 per annum

well secured by a Lease for 99 years from 29th September, 1899 (having about 80 years unexpired) on

Fifteen Well Built COTTAGES

known as

Nos. 14 to 28 Wharnccliffe Road,

situate on the North West side of Wharnccliffe Road, having an area of about

3,063 square yards,**with Reversion to the Rack Rental.**

Wharncliffe Road**LOT 978**

(Coloured Blue on Plan No. 37).

**A Valuable Corner Plot of Building Land
(In Hand)**

situate at the corner of Wharncliffe and New Lawn Roads, with Frontages thereto of about 90 feet and 125 feet respectively, and containing an area of about

27 Perches.

The Town Sewer and Water Main are laid in the frontage roads which have been taken over by the Local Authority.

Bristol Road**LOT 979**

(Coloured Pink on Plan No. 37).

**Four Freehold Ground Rents
of £8 4s. 0d., £7 16s. 0d., £10 and £13 respectively,**

amounting to

per £39 annum,

well secured by four Leases to one Lessee, of which three are for 99 years from 29th September, 1899 (having about 78 years unexpired), and the other (£13) for 99 years from 29th September, 1901 (having about 80 years unexpired) on

Seventeen Substantially Built VILLAS

known as

Nos. 4 to 20 Bristol Road,

situate on the South East side of Bristol Road, overlooking Victoria Park, having an area of about

5,099 square yards,**with Reversion to the Rack Rental.**

Bristol Road.**LOT 980**

(Coloured Brown on Plan No. 37).

A Freehold Ground Rent of £26 per annum

well secured by a Lease for 99 years from 25th March, 1899 (having about 77½ years unexpired) on

Seven Pairs of Substantially Built Semi-Detached VILLAS,

known as

Nos. 21 to 34 Bristol Road,

situate on the East side of Bristol Road overlooking Victoria Park and having an area of about

5,217 square yards,**with Reversion to the Rack Rental.****Nesfield Road.****LOT 981**

(Coloured Green on Plan No. 37).

Valuable Building Sites

situate with Frontages of about 270 feet to the South side of Nesfield Road and about 120 feet to the East side of Bristol Road, overlooking Victoria Park, and containing an area of about

3 Roods.

This Lot is In Hand except as to about 1 rood (situate on the South East corner) which was taken under the Defence of the Realm Act by the Corporation of Ilkeston as Waste Land for Allotments for the period of the war and is at present so held, and this Lot is sold subject to such occupation—no Rent is paid.

The Town Sewer and Water Mains are laid in the frontage roads which have been taken over by the Local Authority.

Nesfield Road

139

LOT 982

(Coloured Brown on Plan No. 37).

A Freehold Ground Rent of £4 10s. per annum

well secured by a Lease for 99 years from 25th March, 1906 (having about 84½ years unexpired) on

A Well Built VILLA

known as

"Ellesmere," Nesfield Road,

situate on the North side of Nesfield Road, having an area of about

627 square yards,

with Reversion to the Rack Rental.

ALSO

A STRIP OF FREEHOLD LAND

situate on the East of "Ellesmere," and at present forming a part of the existing Garden of such House, containing an area of about

9 Perches.

Let to Mrs. E. Donson (the Lessee of "Ellesmere") on a Tenancy determinable by one month's notice from any date, at a Rent of

per 2s. annum.

Under the Tenancy Agreement no compensation is payable on the determination of the Tenancy.

Manners Road

LOT 983

(Coloured Purple on Plan No. 37).

A Freehold Ground Rent of £8 per annum

well secured by a Lease for 99 years from 25th March, 1899 (having about 77½ years unexpired) on

Two Pairs of Semi-Detached COTTAGES

known as

Nos. 18 to 21 Manners Road,

and on a Detached Vacant PLOT OF LAND,

situate on the South East side of Manners Road, and having an area of about

1,304 square yards,

with Reversion to the Rack Rental.

Under the terms of the Lease the Lessee covenants not to erect any additional buildings without the consent of the Lessor.

Manners Road**LOT 984**

(Coloured Brown on Plan No. 37).

A Freehold Ground Rent of £2 10s. per annum

well secured by a Lease for 99 years from 25th March, 1899 (having about 77½ years unexpired) on

A Pair of Semi-Detached VILLAS

known as

Nos. 22 & 23 Manners Road,

situate on the South East side of Manners Road, and having an area of about

428 square yards,**with Reversion to the Rack Rental.****WITH VACANT POSSESSION****LOT 985**

(Coloured Yellow on Plan No. 37).

Valuable Building Land

(In Hand)

situate with Frontages of about 125 feet to the South East side of Manners Road and about 110 feet to the East side of Bristol Road, containing an area of about

1r. 10p.

The Purchaser of this Lot shall bear one-half share of the cost of erecting a wall or close boarded fence on the South East side of this Lot if and when called upon so to do by the Purchaser of Lot 987; the Purchaser of Lot 987 shall be liable for the remaining half-share.

The Town Sewer and Water Mains are laid in the frontage roads which have been taken over by the Local Authority.

Manners Road**WITH VACANT POSSESSION.****LOT 986**

(Coloured Green on Plan No. 37).

Valuable Building Land

(In Hand)

situate with a Frontage of about 285 feet (with a Depth of about 110 feet) to the South East side of Manners Road, and containing an area of about

2r. 21p.

The Purchaser of this Lot shall bear one-half share of the cost of erecting a wall or close boarded fence on the South East side of this Lot if and when called upon so to do by the Purchaser of Lot 987; the Purchaser of Lot 987 shall be liable for the remaining half share.

The Town Sewer and Water Main are laid in the frontage road, which road has been taken over by the Local Authority.

Nesfield Road**LOT 987**

(Coloured Pink on Plan No. 37).

Valuable Building Land

(In Hand)

situate with Frontages of about 240 feet to the South side of Nesfield Road and about 70 feet to the East side of Bristol Road, containing an area of about

1a. 1r. 29p.

The Purchaser of this Lot shall bear one-half the cost of erecting a wall or close boarded fence on the North West side of this Lot adjoining Lots 985 and 986 if and when called upon so to do respectively by either of the Purchasers of such adjoining Lots; the Purchaser of Lots 985 and 986 shall be liable for the remaining half share.

The Town Sewer and Water Mains are laid in the frontage roads, which roads have been taken over by the Local Authority.

Wilmot Street**LOT 988**

(Coloured Brown on Plan No. 37).

A Freehold Ground Rent of £21 4s. per annum

well secured by a Lease for 99 years from 25th March, 1891 (having about 69½ years unexpired) on

A Block of Well Built DWELLING HOUSES

known as

Nos. 19 to 27, 28a, 28, 29 & 30 Wilmot Street

and

Nos. 15 to 20 Fulwood Street,situate on the North West side of Wilmot Street and the South West side of Fulwood Street, having
an area of about**4,284 square yards,****with Reversion to the Rack Rental.**With this Lot is included the whole width of the back road which adjoins this Lot on the North West, and the Purchaser
will be liable for the cost of keeping in repair such road.**Wharncliffe Road****LOT 989**

(Coloured Pink on Plan No. 37).

A Freehold Ground Rent of £2 per annum

well secured by a Lease for 99 years from 25th March, 1903 (having about 81½ years unexpired) on

A Substantially Built SHOP and STORE

known as

No. 101 Wharncliffe Road,situate on the South East side of Wharncliffe Road, in the Occupation of the Ilkeston Co-operative
Society, and having an area of about**123 square yards,****with Reversion to the Rack Rental.**

Wharncliffe Road, etc.**LOT 990**

(Coloured Yellow on Plan No. 37).

Twelve Freehold Ground Rents

of £2, £4, £3 12s., £5 13s., £5 13s., £11 16s., £4 6s. 2d., £9 13s. 2d.,
£3., £3 3s., £5 13s. 8d., and £14 4s., respectively

amounting to

per £72 14s. annum,

well secured by Twelve Leases to one Lessee, of which six are for 99 years from 25th March, 1910 (having about 88½ years unexpired), and six for 99 years from 25th March, 1911 (having about 89½ years unexpired) on

35 Dwelling Houses

known as

Nos. 99 & 100	Wharncliffe Road	Ground Rent	£2 0 0
Nos. 97 & 98	"	"	4 0 0
Nos. 95 & 96	"	"	3 12 0
Nos. 91, 92, 93 & 94	"	"	5 13 0
Nos. 87, 88, 89 & 90	"	"	5 13 0
Nos. 85 & 86	"	"	11 16 0
Nos. 83 & 84	"	"	4 6 2
Nos. 81 & 82	Wharncliffe Road	"	9 13 2
Nos. 18, 20, 22, 24 and part 26	New Lawn Road	"	3 0 0
Nos. part 26 & 28	"	"	3 3 0
Nos. 30 & 32	"	"	5 13 8
Nos. 36, 37 & 38	St. Mary Street	"	14 4 0
Nos. 39, 40, 41 & 42	"	"	

situate on the South East side of Wharncliffe Road, on the North East side of New Lawn Road, and on the North side of St. Mary Street, having an area of about

9,531 square yards,**with Reversion to the Rack Rental****New Lawn Road****LOT 991**

(Coloured Purple on Plan No. 37).

A Freehold Ground Rent of £7 per annum

well secured by a Lease for 99 years from 29th September, 1913 (having about 91½ years unexpired) on

A Substantially Built MOTOR GARAGE,

situate at the corner of New Lawn, and Wharncliffe Roads, in the Occupation of Messrs. H. & G. Hickman, and having an area of about

607 square yards,**with Reversion to the Rack Rental.**

Wharncliffe Road**LOT 992**

(Coloured Green on Plan No. 37).

Valuable Building Sites

situate with Frontages of about 145 feet to East side of Wharncliffe Road and about 90 feet to New Lawn Road, containing an area of about

1r. 15p.

(including 5 perches In Hand against the former Road).

Let to various Tenants on Allotment Tenancies at Rents amounting to

per **£1 11s.** annum.

The Landlord pays the Rates.

The Town Sewer and Water Mains are laid in the frontage roads, which roads have been taken over by the Local Authority.

LOT 993

(Coloured Grey on Plan No. 37).

A Strip of Roadside Waste Land**(In Hand)**

situate on the East side of Wharncliffe Road, and containing an area of about

12 Perches.

With this Lot is included one-half width of that part of Pimlico Lane which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Lane.

Wharnccliffe Road**LOT 994**

(Coloured Pink on Plan No. 37).

A Freehold Ground Rent of £16 10s. per annum

well secured by a Lease for 99 years from 29th September, 1906 (having about 85 years unexpired) on

A Substantially Built Detached RESIDENCE

known as

The White House,

situate at the corner of Wharnccliffe Road and Pimlico Road, and having an area of about

2,420 square yards,**with Reversion to the Rack Rental.**

With this Lot is included one-half width of that part of Pimlico Road which adjoins this Lot on the North, and the Purchaser will be liable for the cost of keeping in repair such part of the said road.

Under the terms of the Lease the Lessee covenants to pay a fair proportion of the cost of keeping in repair that part of Pimlico Road which adjoins this Lot on the North.

LOT 995

(Coloured Grey on Plan No. 37).

A Freehold Ground Rent of £6 1s. per annum

well secured by a Lease for 99 years from 29th September, 1901 (having about 80 years unexpired) on

A Well Built Detached VILLA

known as

No. 58 Wharnccliffe Road,

situate on the North East side of Wharnccliffe Road, and having an area of about

484 square yards,**with Reversion to the Rack Rental.**

Wharncliffe Road**LOT 996**

(Coloured Green on Plan No. 37).

A Freehold Ground Rent of £10 per annum

well secured by a Lease for 99 years from 25th March, 1907 (having about 85½ years unexpired) on

A Substantially Built RESIDENCE

known as

“Overton,”

situate on the North East side of Wharncliffe Road, and having an area of about

778 square yards,**with Reversion to the Rack Rental.****LOT 997**

(Coloured Yellow on Plan No. 37).

A Freehold Ground Rent of £3 18s. 9d. per annum

well secured by a Lease for 99 years from 25th December, 1901 (having about 80¼ years unexpired) on

A Well Built Semi-Detached VILLA

known as

“Highfield,” No. 54 Wharncliffe Road,

situate on the North East side of Wharncliffe Road, and having an area of about

315 square yards,**with Reversion to the Rack Rental.**

Wharncliffe Road**LOT 998**

(Coloured Blue on Plan No. 37).

A Freehold Ground Rent of £3 18s. 9d. per annum

well secured by a Lease for 99 years from 25th December, 1901 (having about 80½ years unexpired) on

A Well Built Semi-Detached VILLA

KNOWN AS

No. 53 Wharncliffe Road,

situate on the North side of Wharncliffe Road, and having an area of about

315 square yards,**with Reversion to the Rack Rental.****LOT 999**

(Coloured Purple on Plan No. 37).

A Valuable Building Plot

situate with a Frontage of about 70 feet and a Depth of about 90 feet to the North side of Wharncliffe Road, containing an area of about

23 Perches**(including 4 perches of Roadside Waste Land In Hand).**Let, with other Lands, to Mr. John Else on an Allotment Tenancy, and to Mr. George Daybell on a Yearly Lady-day Tenancy at apportioned Rents of **5s. 9d.** and **3d.** respectively, amounting to a total Rental of**per 6s. annum.**

The Purchaser of this Lot shall bear one-half share of the cost of erecting a wall or close boarded fence on the North side of this Lot if and when called upon so to do by the Purchaser of Lot 1000; the Purchaser of Lot 1000 being liable for the remaining half share.

Pimlico**LOT 1000**

(Coloured Brown on Plan No. 37).

Valuable Building Sites**at present used as Pleasure Gardens for the Houses to the South**

situate with Frontages of about 195 feet to the North East side of Pimlico and about 220 feet to the East side of New Lawn Road, and containing an area of about

3r. 5p.**(Including 23 perches of Roadside Waste and Roads in Hand).**

Let to the following Tenants as under:—

Tenant.	Tenure.	Rent per annum.		
Mr. G. Daybell ...	Determinable by 1 month's notice	£	s.	d.
Mrs. A. M. Robinson	Yearly Lady-day	0	6	9
Mr. J. Else	Allotment Tenancy	0	1	0
Mr. J. Rowell	Determinable by 3 months' notice	0	6	9
Mr. W. Murden	Determinable by 3 months' notice	0	5	0
Total Rent ...		£1	4	6

With this Lot is included one-half width of those parts of Pimlico and New Lawn Road which adjoin this Lot, and the Purchaser will be liable for the cost of keeping in repair such parts of the said roads.

The Purchaser of this Lot shall bear one-half share of the cost of erecting a wall or close boarded fence on the South side adjoining Lot 999 if and when called upon so to do by the Purchaser of Lot 999; the Purchaser of Lot 999 being liable for the remaining half share.

Pimlico Lane**LOT 1001**

(Coloured Brown on Plan No. 37).

A Freehold Ground Rent of £25 per annum

well secured by a Lease for 99 years from 25th March, 1887 (having about 65½ years unexpired, on

A Pair of Substantially Built Semi-Detached RESIDENCES

known as

“Netherlea” and “Inglewood,”

situate at the corner of Bristol Road and Pimlico Lane and having an area of about

3r. 6p.**with Reversion to the Rack Rental.**

Wharnccliffe Road**LOT 1002**

(Coloured Brown on Plan No. 37).

A Freehold Ground Rent of £7 per annum

well secured by a Lease for 99 years from 25th March, 1903 (having about 81½ years unexpired) on

A Substantially Built Detached VILLA

known as

“Holyrood,” Wharnccliffe Road,situate on the South West side of Wharnccliffe Road, in the Occupation of Mrs. A. K. Manners, and
having an area of about**605 square yards,****with Reversion to the Rack Rental****ALSO****A SMALL STRIP OF FREEHOLD LAND**forming the South end of and at present included in the Garden of “Holyrood,” in the Occupation of
Mrs. A. K. Manners, and containing an area of about**30 square yards.****LOT 1003**

(Coloured Purple on Plan No. 37).

A Freehold Ground Rent of £14 5s. per annum

well secured by a Lease for 99 years from 25th March, 1899 (having about 77½ years unexpired) on

A Substantially Built RESIDENCE

known as

No. 49 Wharnccliffe Road,situate on the South side of Wharnccliffe Road, in the Occupation of Mr. Geo. Maltby, and having
an area of about**1,710 square yards,****with Reversion to the Rack Rental.**

Wharncliffe Road**LOT 1004**

(Coloured Yellow on Plan No. 37).

A Freehold Grount Rent of £50 per annum

well secured by a Lease for 99 years from 25th March, 1903 (having about 81½ years unexpired) on

the Substantially Built PREMISES

known as

The Police Station,

situate at the corner of Wharncliffe Road and Albert Street, in the Occupation of the Corporation of Ilkeston, and having an area of about

1,940 square yards,

with Reversion to the Rack Rental.

This Lot is sold with the benefit of an Acknowledgment Rent of 10s. 0d. per annum paid by the Ilkeston Co-operative Society in respect of the right to open six windows overlooking this Lot on the East.

Albert Street**LOT 1005**

(Coloured Blue on Plan No. 37).

A Freehold Ground Rent of £8 17s. 6d. per annum

well secured by a Lease for 99 years from 29th September, 1901 (having about 80 years unexpired) on

A Well Built Pair of Semi-Detached VILLAS and WORKSHOP,

situate on the East side of Albert Street, in the Occupation of Messrs. A. & C. F. Hazlewood, and containing an area of about

710 square yards,

with Reversion to the Rack Rental.

Albert Street**LOT 1006**

(Coloured Pink on Plan No. 37).

A Valuable Building Site

(occupied as the Yard of the adjoining House)

situate with a frontage of about 62 feet to the East side of Albert Street, and containing an area of about

29 Perches.

Let to Messrs. A. & C. F. Hazlewood on a Yearly Lady-day Tenancy at a Rent of

per **5s.** annum.

Derby Road**LOT 1007**

(Coloured Pink on Plan No. 37).

A Detached Cottage and Garden

known as

No. 36 Derby Road,

situate on the North side of Derby Road, and containing an area of about

22 Perches.

Let to Mr. J. Beardsley on a Cottage Tenancy at a low Rent of

per **£4** annum.

The Landlord pays the Rates and Water Rates.

The COTTAGE (Brick Built and Tiled) contains:—

Sitting Room, Kitchen, Wash House and Two Bedrooms; with Coal House and Closet outside. Garden.

Gas and Water are laid on.

Derby Road

LOT 1008
(Coloured Green on Plan No 37).

A Building Plot

situate with a Frontage of about 110 feet to the North side of Derby Road, and containing an area of about

38 Perches.

Let to Mr. G. Williams on a Monthly Tenancy (determinable by one month's notice expiring on 29th of any month), at a nominal Rent of

per 5s. annum.

The temporary Bungalow is the property of the Tenant.

Under the terms of the Tenancy Agreement the Tenant agrees to pay the Rates; it has, however, been customary for the Landlord to pay these in the past.

The Town Sewer and the Water Main are laid in the frontage road.

Market Street

LOT 1009
(Coloured Blue on Plan No. 37).

A Freehold Ground Rent of £10 2s. 2d. per annum

well secured by a Lease for 99 years from 25th March, 1889 (having about 67½ years unexpired) on substantial Premises comprising

A HOSIERY FACTORY and THREE COTTAGES

situate at the corner of Market Street and Coronation Street, in the occupation of Messrs. C. & F. Sudbury, Ltd., and having an area of about

1,213 square yards.

The FACTORY (Brick Built and Slated) contains :—

On the Ground Floor—Small modern Hosiery Factory and Yarn Store.

On the First Floor—Small Factory and Yard.

The Three Substantially Built Cottages adjoining the Factory face Coronation Street.

with Reversion to the Rack Rental.

Market Place**LOT 1010**

(Coloured Pink on Plan No. 37).

A Freehold Ground Rent of £2 6s. 8d. per annum

well secured by a Lease for 65 years from 29th September, 1883 (having only about 28 years unexpired) on

the Substantial PREMISES

known as

The Ilkeston Church Institute

situate facing the Market Place, in the Occupation of the Trustees, and having an area of about

560 square yards.

The INSTITUTE (Brick Built and Slated) contains :—

On the Ground Floor—Hall, Recreation Room, Large Club Room, Small Confectioner's Shop (facing Market Street) with Barber's Shop behind, Lobby Entrance (from Market Street), Sitting Room, Bedroom, Scullery and Larder ;

On the First Floor—Large Billiard Room (for Two full size and Two small tables), Card Room, Reading Room and Bedroom ;

In the Yard—Wash House, Coal House, Lavatory and w.c.

Electric Light, Gas and Water are laid on.

With Reversion to the Rack Rental in about 28 years.

ALSO**A Freehold Garden with Skittle Alley**

situate adjoining the Ilkeston Church Institute on the South, with Frontages to Market Street and Coronation Street, containing an area of about

13 Perches,

forming a Valuable Site with Three Frontages.

Let to the Trustees of the Ilkeston Church Institute on a Yearly Tenancy at a Rent of

per **£1 11s. 8d. annum.**

The Skittle Alley (Timber Built) is the Property of the Tenants.

Market Street**LOT 1011**

(Coloured Green on Plan No. 37).

A Freehold Ground Rent of £4 per annum

well secured by a Lease for 60 years from 25th December, 1879 (having only about 19½ years unexpired) on

A Substantially Built pair of Semi-Detached VILLAS

known as

Cantelupe Houses,

situate facing and on the East side of Market Street, and containing an area of about

998 square yards.

No. 1 CANTELUPE HOUSE (Brick Built and Slated) contains:—

On the Ground Floor—Small Hall, Drawing Room, Dining Room, Kitchen and Cellar;

On the First Floor—Two Bedrooms; and

On the Second Floor—Two Bedrooms and Box Room; with Wash House, Work Shop, Coal House and w.c. outside. Small Garden at front and back.

Electric Light and Water are laid on.

No. 2 CANTELUPE HOUSE (Brick Built and Slated) contains:—

On the Ground Floor—Small Hall, Drawing Room, Dining Room, Kitchen and Cellar;

On the First Floor—Two Bedrooms and Bath Room (Geyser);

On the Second Floor—Two Bedrooms and Box Room; with Wash House, Coal House and w.c. outside. Small Garden at front and back.

Gas and Water are laid on.

With Reversion to the estimated Rack Rental Value of £52 per annum in 19½ years.

Market Street**LOT 1012**

(Coloured Purple on Plan No. 37).

A Freehold Ground Rent of £15 1s. 1d. per annum

well secured by a Lease for 70 years from 25th December, 1882 (having about 32½ years unexpired) on

Substantial FACTORY PREMISES and TWO DWELLING HOUSES

known as

Messrs. C. & F. Sudbury, Ltd., Hosiery Factory,

situate on the East side of Market Street, in the occupation of that firm, and containing about

3,900 square yards.**The Well Built FACTORY** adjoining Market Street (Brick Built and Slated) contains:—**On the Ground Floor**—Manager's Office, Large General Office, Receiving Room, Small Factory and Warehouse; with Boiler House and Engine Room adjoining at the back;**On the First Floor**—Large Factory with Good Floor and Cast Iron Stanchions supporting upper floors;**On the Second Floor**—Large Factory divided by partition;**On the Top Floor**—Large Factory and Drying and Cleaning Room;**At the Rear on the East**—Two Large Single Storey Factories divided by Engine Room, Yarn Store, small Factory with Mess Room over and Smith Shop with Loft over;**There is an outside Fire Escape to the Main Building.****Electric Light is laid on.****The Pair of Semi-Detached HOUSES** (Brick Built and Slated) each contain:—**On the Ground Floor**—Sitting Room, Kitchen and Back Kitchen;**On the First Floor**—Two Bedrooms and Bath Room (cold water supply);**On the Top Floor**—Two Bedrooms;
with outside w.c. and small Garden.**Water is laid on.****With Reversion to the Rack Rental Value in 32½ years.**

The amount of the Gross Assessment to Poor Rate is £427 10s. 0d.

Under a Memorandum of Agreement dated 12th November, 1894, the Trustees of the National Schools, Ilkeston, agreed with the Lessor and Lessees of this Lot to waive for ever their right to a Right of Way over a roadway from Market Street to the National Schools situate on the East of this Lot and the Lessor (the Vendor) agreed to Lease such roadway to the Lessees for a term equal to the residue of the above-mentioned Lease to the end and intent that such roadway may be considered to be part of and included in such Lease.

The Fee simple in the above-mentioned roadway is included in the Sale.

Market Place**LOT 1013**

(Coloured Purple on Plan No. 37).

ILKESTON MARKET

with

All Tolls and Dues Appurtenant thereto,

situate forming Two Pieces of Land, the Northern portion adjoining immediately on the North side of the Parish Churchyard and the other portion being between the Church and the Town Hall, containing an area of about

2r. 7p.

Let on Lease to the Corporation of Ilkeston for one year from 25th March, 1888, and so on from year to year (determinable by either party by 12 months' notice expiring any 25th March) at a Rent of
per **£100** annum.

The Market is held Weekly on Saturdays, with an Annual Fair in October.

All Fixtures and Fittings used in connection with the Markets are the property of the Lessee.

Under the terms of the Lease the Lessee may build premises to replace the old Market Hall and Dwelling House that originally stood at the South end of the Southern portion of this Lot; no other buildings to be erected without the consent of the Lessor.

The Gross Receipts from the Markets (extracted from the Public Statement of Accounts issued by the Corporation) for the year ending 31st March, 1914, are as follows:—

For the Year 1913-14:

Stallages....	£215	15	0
Tolls	78	15	0
October Fair	268	7	6
				£562	17	6

These Tolls, &c., were received not only in respect of this Lot but also of the small piece of Market Place situate between the South boundary of this Lot and the Free Library; and the Fair Tolls were also received in respect of the open space between the Free Library and Coronation Street, as well as of the above-mentioned Pieces of Land.

Pimlico**LOT 1014**

(Coloured Green on Plan No. 37).

Cottage, Shop and Garden

known as

Hill Bank House,

situate on the South side of Pimlico, and containing an area of about

31 Perches.

Let to Mrs. H. Hartshorn, the Cottage, Shop and part of the Garden on a Lease for 21 years from 25th March, 1919 (having about 19½ years unexpired) at the low Rent of **£8**, and as to the strips of Garden on the north and west sides on an Allotment Tenancy at a Rent of **10s. 0d.**; making a
Total Rental of

per **£8 10s.** annum.

The **COTTAGE & SHOP** (Brick Built, part Rough Cast, part Slated and part Tiled) contains:—

Small SHOP (Confectioner's), Entrance Lobby from Garden, Good Sitting Room, small Sitting Room, Kitchen and Three Bedrooms; with Timber Built Wash House and Closet outside.

Water and Gas are laid on.**LOT 1015**

(Coloured Pink on Plan No. 37).

A Building Site

now used as a Garden,

situate with a Frontage of about 45 feet to the South side of Pimlico, and containing an area of about

29 Perches.

Let to Mr. J. Tasker on an Allotment Tenancy at a Rent of

per **10s.** annum.

The Landlord pays the Rates.

With this Lot is included one half-width of that part of New Lawn Road, which adjoins this Lot and the Purchaser will be liable for the cost of keeping in repair such part of the said road.

Pimlico**LOT 1016**

(Coloured Blue on Plan No. 37).

Valuable Building Land

at present used as the Corporation Dépôt,

situate with a frontage of about 180 feet to the North side of Pimlico, and containing an area of about

2r. 30p.

Let to the Corporation of Ilkeston on a Yearly Lady-day Tenancy at a nominal Rent of

per **£5** annum.

All the Buildings are the property of the Tenant.

With this Lot is included that part of New Lawn Road which adjoins this Lot and also one-half width of that part of Pimlico which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such parts of the said Roads

St. Mary Street**LOT 1017**

(Coloured Pink on Plan No. 37).

A Valuable Building Site

at present used as a Nursery and Garden,

situate with a Frontage of about 135 feet (and Depth of about 190 feet) to the South side of St. Mary Road, and containing an area of about

2r. 24p.

(including 11 perches Roadside Waste In Hand).

Let, with other Lands, to Mr. George Adams on a Yearly Lady-day Tenancy, and to Mr. E. E. Prior on an Allotment Tenancy at Rents of **10s.** and **7s.** respectively, making a total Rent of

per **17s.** annum.

The Landlord pays the Rates.

With this Lot is included that part of New Lawn Road which adjoins this Lot, and the Purchaser will be liable for the cost of keeping in repair such part of the said Road.

The Town Sewer and Water Main are laid in St. Mary Street.

Bath Street**LOT 1018**

(Coloured Blue on Plan No. 37).

Two Freehold Ground Rents

amounting to

per £35 annum,

well secured by two Leases to one Lessee each for 99 years from 25th March, 1887 (having about 65½ years unexpired) on

A Block of Substantially Built BUSINESS PREMISES

known as

Nos. 127, 129 & 131 Bath Street and Offices in					
Pelham Street
					Ground Rent £17
Nos. 121, 123 & 125 Bath Street					
					Ground Rent £18

situate on the West side of Bath Street, and containing an area of about

1,364 square yards,**with Reversion to the Rack Rental.**

With this Lot is included such part of the roadway which adjoins this Lot on the West and South as belongs to the Vendor, and the Purchaser will be liable for the cost of keeping in repair such part; under the terms of the Leases the Lessees covenant to pay a fair proportion of the cost of keeping in repair such roadway.

This Lot is sold subject to and with the benefit of an Agreement dated 23rd March, 1906, between the Vendor and Stretton's Derby Brewery Co. in respect of a Right of Way, and enjoyment of light from the roadway which adjoins this Lot on the South, the Company also bearing a fair proportion of the cost of keeping in repair such roadway, and paying the Vendor £3 per annum. The Agreement is determinable by 12 months' notice expiring any 25th March.

Bath Street**LOT 1019**

(Coloured Pink on Plan No. 37).

A Freehold Ground Rent of £15 per annum

well secured by a Lease for 94 years from 25th March, 1892 (having about 65½ years unexpired) on

Substantially Built BUSINESS PREMISES,

known as

Nos. 151 & 153 Bath Street,

situate on the West side of Bath Street, and containing an area of about

498 square yards,

with Reversion to the Rack Rental.

With this Lot is included such part as belongs to the Vendor of Pelham Avenue (the roadway at the back) which adjoins this Lot on the West, and the Purchaser will be liable for the cost of keeping in repair such part of the said roadway; under the terms of the Lease the Lessee covenants to pay a fair proportion of the cost of keeping it in repair.

LOT 1020

(Coloured Yellow on Plan No. 37).

A Freehold Ground Rent of £42 per annum

well secured by a Lease for 99 years from 25th March, 1887 (having about 65½ years unexpired) on

A BLOCK OF SHOP PROPERTY,

known as

Nos. 133 to 149 (odd Numbers) Bath Street,

situate at the corner of Bath Street and Pelham Street, and containing an area of about

1,383 square yards,

with Reversion to the Rack Rental.

With this Lot is included such part as belongs to the Vendor of Pelham Avenue (the roadway at the back) which adjoins this Lot on the West, and the Purchaser of this Lot will be liable for the cost of keeping in repair such part of the said roadway; under the terms of the Lease the Lessee covenants to pay a fair proportion of the cost of keeping it in repair.

This Lot is sold subject to and with the benefit of an Agreement dated 27th July, 1897, between the Vendor and the Pioneer Printing Co., Ltd., in respect of the right to construct an overhead bridge over Pelham Avenue. The Agreement is determinable by six months' notice.

Bath Street**LOT 1021**

(Coloured Brown on Plan No. 37).

A Profit Rental

arising out of

The Leasehold Shop, Café and Dwelling House

known as

"The Mikado Café"

situate with a Frontage of about 21 feet to the West side of Bath Street, with approach to the back from Pelham Avenue, and containing an area of about

390 square yards.

Let to Mr. A. H. Whitmore on Lease for 21 years from 25th June, 1918 (determinable at the end of the 7th or 14th year by either party giving 6 months' previous notice) at a Rent of **£57** per annum, and held on Lease, together with Lot 1022 for 99 years (less 10 days) from the 25th March, 1887, having an unexpired term of about 65½ years at the Rent of **£31**, the Rent apportioned to this Lot being **£16** per annum, leaving a **Present Profit Rental** of

per £41 annum.**The HOUSE and SHOP** (Brick Built and Slated) contains:—**In the Basement**—Cellarage;**On the Ground Floor**—Good Shop with small Tea Room at rear, Two Sitting Rooms and Kitchen;**On the First Floor**—Large Dining Room, Two Bedrooms, w.c. and Cloak Room with w.c.;**On the Top Floor**—A Bedroom and Box Room;**In the Yard**—Bakehouse with Two Ovens, small Store Room, and Coal House.**Water, Gas and Electric Light are laid on.**

This Lot is sold subject to a Right of Way for all purposes over the yard at the back in favour of Lot 1022.

Bath Street**LOT 1022**

(Coloured Green on Plan No. 37).

A Profit Rental

arising out of

The Leasehold Shop and Premises.

known as

No. 155 Bath Street,

situate with a Frontage of about 19 feet to the West side of Bath Street, and containing an area of about

100 square yards.

Let to Messrs. Lipton, Ltd., on Lease for 21 years from 29th September, 1907 (determinable at the option of the Lessee at the end of the 14th year by 6 months' previous notice) at a Rent of **£60** per annum, and held on Lease together with Lot 1021 for 99 years (less 10 days) from 25th March, 1887, having an unexpired term of about 65½ years at the Rent of **£31**, the Rent apportioned to this Lot being **£15** per annum, leaving a **Present Profit Rental** of

per £45 annum.**The PREMISES** (Brick Built and Slated) contain:—**On the Ground Floor**—An Excellent Shop with Modern Shop Front;**On the First and Second Floors**—Large Store Rooms;**In the Yard**—Closet.**Electric Light is laid on.**

This Lot is sold with the benefit of a Right of Way for all purposes from Pelham Avenue across the Yard of Lot 1021.

LOT 1023**A Freehold Ground Rent of £41 8s. per annum**

well secured by a Lease for 99 years from 25th March, 1887 (having about 65½ years unexpired) on

A BLOCK OF SHOP PROPERTY

known as

Nos. 155, 157, 159a, 159b, 161 & 163 Bath Street**(being the property shown on Sale Plan No. 37 as Lots 1023, 1022 and 1021)**

situate at the corner of Bath Street and Manners Road, and containing an area of about

1,311 square yards,**with Reversion to the Rack Rental.**

With this Lot is included such part as belongs to the Vendor of Pelham Avenue which adjoins this Lot on the West, and the Purchaser of this Lot will be liable for the cost of keeping in repair such part of the said roadway; under the terms of the Lease the Lessee covenants to pay a fair proportion of the cost of keeping in repair Pelham Avenue.

Lord Haddon Road**LOT 1024**

(Coloured Pink on Plan No. 37).

The Rutland Estate Offices**A Handsome and Well Built EDIFICE**

situate on the East side of Lord Haddon Road, close to the business centre of the town and containing an area of about

13 Perches.

The Ground Floor is In Hand and the Upper Floors are Let as to Two Rooms on the First Floor to Mr. H. T. Sudbury on a Yearly Tenancy (determinable on any Quarter-day by 6 months' previous notice); as to One Room on the First Floor and the joint use (with the Vendor) of One Room on the Ground Floor to the Ilkeston Division Unionist Association on a Quarterly Tenancy (determinable by 3 months' notice on any Quarter-day) at Rents of **£20** and **£15** respectively, making a Total Rental of **£35** per annum for the Rooms Let.

The Tenants pay the Rates and Taxes in respect of their Tenancies.

The Vendor occupies as Estate Office the Two Rooms and has the joint use (with the Ilkeston Division Unionist Association) of the Third Room on the Ground Floor.

The OFFICES (substantially Built of Brick with Stone Dressings and Tiled Roof) contain :—

On the Ground Floor—Hall, Three Offices, Strong Room, Lavatory and w.c.;

On the First Floor—Three Offices; and outside a small Garden and Three Coal Houses with side Entrance.

Electric Light, Gas and Water are laid on.

The Blinds, the Linoleums on the Ground Floor, Stairs and Landing, Electric Light and Gas Fittings, the Plan Table, Clerk's Desk (with brass rail and three drawers), the Counter, the Two Cupboards (each with sliding doors) and Flap Table with Three Book Shelves over are to be paid for by the Purchaser at the price of **£65**.

The Vendor reserves the right to remove before the Completion of Purchase the Plan Chest and Cupboard over.

This Lot is sold with the benefit of an Acknowledgment Rent of 1s. 0d. per annum paid by the Ilkeston and Heanor Water Board in respect of Telephone Wires fixed to and over this Lot.

Bath Street, etc.**LOT 1025**

(Coloured Brown on Plan No. 37).-

Two Freehold Ground Rents

amounting to

per £41 annum,

well secured by two Leases to one Lessee each for 99 years from 29th September, 1884 (having about 63 years unexpired) on

Two Blocks of Substantially Built Property

comprising

Seven Shops and Dwelling Houses, Chapel and Fifteen Cottages

known as

**Nos. 134 to 146 (even Nos.) Bath Street, and a
Brick Built and Slated Roofed Chapel, Stamford**

Street Ground Rent £26

and

Nos. 1 to 4 Burleigh Street, Nos. 1 to 8 Stamford

Street, Nos. 8 to 10 Durham Street Ground Rent £15

situate on the East side of Bath Street, the North side of Stamford Street and the West side of Durham Street, and containing an area of about

3r. 3p.**with Reversion to the Rack Rental.**

Bath Street, etc.

LOT 1026

(Coloured Green on Plan No. 37).

Two Freehold Ground Rents

amounting to

per £44 annum,

well secured by two Leases to one Lessee each for 99 years from 29th September, 1884 (having about 63 years unexpired) on

Two Blocks of Substantially Built Property

comprising

Seven Shops and Dwelling Houses, Lock-up Shop and Seventeen Cottages

known as

Nos. 120 to 132 (even Nos.) Bath Street, Nos. 16,
17, 18 and part of 15 Stamford Street,
Nos. (part of) 5, 6, 7 and 8 Essex Street Ground Rent £33

and

Nos. 10, 11, 12, 13, 14 and remaining part of
No. 15 Stamford Street, Nos. 1, 2, 3, 4 and
remaining parts of 5, 6, 7 and 8 Essex Street Ground Rent £11

situate on the East side of Bath Street and South side of Stamford Street, and containing an area of about

2r. 32p.

with Reversion to the Rack Rental.

Durham Street**LOT 1027**

(Coloured Pink on Plan No. 37).

A Freehold Ground Rent of £8 per annum

well secured by a Lease for 80 years from 25th March, 1883 (having about 42½ years unexpired) on

Substantially Built Dwelling House, Warehouse and Stabling

known as

Stamford House and adjoining Premises,

situate on the South side of Stamford Street and the West side of Durham Street, and containing an area of about

960 square yards.**STAMFORD HOUSE** (Brick Built and Slated) contains:—**On the Ground Floor**—Hall, Dining Room, Drawing Room, Kitchen and Larder;**On the First Floor**—Four Bedrooms, Bath Room (hot and cold supply) and w.c.; and**In the Yard**—Two-stall Stable with Hay Loft, open Cart Shed and Closet.**Gas and Water are laid on.****The WAREHOUSE** (Brick Built and Slated) contains:—

A Large Warehouse on the Ground Floor, the Upper Floor being used as an Assembly Room approached by steps from the Yard.

In the Yard is a Brick Built and Slated Two-stall Stable with Loft over, Pigsty and Closet.**with Reversion to the Rack Rental.**

Station Road**LOT 1028**

(Coloured Purple on Plan No. 37).

Valuable Building or Recreation Land**at present used as ALLOTMENTS,**

situate with a Frontage of about 260 feet (and a Depth of about 250 feet) to the South side of Station Road, and containing an area of about

1a. 2r. 8p.

Let to Messrs. H. Dolman and J. Kirk as to the Frontage Land on a Monthly Tenancy (determinable by one month's notice from any time) and as to the rear Land on a half-yearly Tenancy (determinable by six month's notice expiring any 25th March, or 29th September) at Rents of **10s. 0d.** and **£1** respectively, making a total Rental of

per £1 10s. annum.

Under the Tenancy Agreements no compensation is payable at the end of the Tenancies.

This Lot is sold with the benefit of an Acknowledgment Rent of 10s. 0d. per annum paid by Mr. H. Keeling in respect of an advertisement hoarding situate on the North East corner of this Lot.

The Town Sewer and the Water Main are laid in the frontage road.

Station Road**LOT 1029**

(Coloured Grey on Plan No. 37).

A Freehold Ground Rent of £7 per annum

well secured by a Lease for 99 years from 29th September, 1901 (having about 80 years unexpired) on

EXCELLENT BUILDING PREMISES

comprising

Two Shops and Premises,situate on the South side of Station Road, in the Occupation of the Ilkeston Co-operative Society,
having an area of about**750 square yards.****The PROPERTY** (Brick Built and Slated) contains :—A Butcher's and Provision Merchant's Shops, Modern Shop Fronts with a Warehouse over ;
Large Yard at the rear with Side Entrance from the road ;**with Reversion to the Rack Rental.****Station Road, etc.****LOT 1030**

(Coloured Yellow on Plan No. 37).

A Freehold Ground Rent of £8 per annum

well secured by a Lease for 99 years from 24th June, 1898 (having 76½ years unexpired) on

A Well Built HOUSE and SHOP and FOUR COTTAGES

known as

No. 96 Station Road

and

Nos. 19a, 20a, 21a & 22a Alvenor Street,situate occupying a Corner Site on the South and East sides of Station Road and Alvenor Street
respectively, and containing an area of about**931 square yards,****with Reversion to the Rack Rental.**

Alvenor Street**LOT 1031**

(Coloured Blue on Plan No. 37).

A Freehold Ground Rent of £3 4s. 4d. per annum

well secured by a Lease for 99 years from 25th December, 1900 (having about 79½ years unexpired) on

A Terrace of FOUR COTTAGES

known as

Nos. 20, 21, 22 and 23 Alvenor Street,

situate on the East side of Alvenor Street and having an area of about

644 square yards,**with Reversion to the Rack Rental.**

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston and with the benefit of an apportioned Acknowledgment Rent of 1s. 0d. per annum payable by the Corporation in respect of such Easement.

LOT 1032

(Coloured Pink on Plan No. 37).

A Freehold Ground Rent of £3 8s. 8d. per annum

well secured by a Lease for 99 years from 25th December, 1900 (having about 79½ years unexpired) on

A Terrace of Well Built COTTAGES

known as

Nos. 24, 25, 26 and 27 Alvenor Street,

situate on the East side of Alvenor Street and having an area of about

689 square yards,**with Reversion to the Rack Rental.**

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston and with the benefit of an apportioned Acknowledgment Rent of 1s. 9d. per annum payable by the Corporation in respect of such Easement.

Alvenor Street**LOT 1033**

(Coloured Green on Plan No. 37).

A Freehold Ground Rent of £2 14s. 6d. per annum

well secured by a Lease for 99 years from 25th December, 1900 (having about 79½ years unexpired) on

A Terrace of Well Built COTTAGES

known as

Nos. 28, 29, & 30 Alvenor Street,

situate on the East side of Alvenor Street, and having an area of about

547 square yards,**with Reversion to the Rack Rental.**

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgment Rent of 1s. 0d. payable by the Corporation in respect of such Easement.

LOT 1034

(Coloured Brown on Plan No. 37).

A Freehold Ground Rent of £6 14s. 4d. per annum

well secured by a Lease for 99 years from 25th December, 1900 (having about 79½ years unexpired) on

A Terrace of Well Built COTTAGES

known as

Nos. 7, 8, 9 & 10 Alvenor Street,

situate on the West side of Alvenor Street, and having an area of about

1,260 square yards,**with Reversion to the Rack Rental.**

Alvenor Street**LOT 1035**

(Coloured Pink on Plan No. 37).

A Freehold Ground Rent of £4 13s. 4d. per annum

well secured by a Lease for 99 years from 25th December, 1900 (having about 79½ years unexpired) on

a Terrace of Well Built COTTAGES

known as

Nos. 11, 12, 13 & 14 Alvenor Street,

situate on the West side of Alvenor Street, and having an area of about

876 square yards,**with Reversion to the Rack Rental.****LOT 1036**

(Coloured Blue on Plan No. 37).

A Freehold Ground Rent of £4 7s. per annum

well secured by a Lease for 99 years from 25th December, 1900 (having about 79½ years unexpired) on

a Terrace of Well Built COTTAGES

known as

Nos. 15, 16, 17 & 18 Alvenor Street,

situate on the West side of Alvenor Street, and having an area of about

816 square yards,**with Reversion to the Rack Rental.**

Alvenor Street**LOT 1037**

(Coloured Purple on Plan No. 37).

A Freehold Ground Rent of £2 4s. 10d. per annum

well secured by a Lease for 99 years from 25th December, 1900 (having about 79½ years unexpired) on

A Well Built DWELLING HOUSE and PREMISES

known as

No. 19 Alvenor Street,

situate on the West side of Alvenor Street, and having an area of about

420 square yards,**with Reversion to the Rack Rental.**

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned

Acknowledgment Rent of 1s. 6d. per annum payable by the Corporation in respect of such Easement.

Station Road**LOT 1038**

(Coloured Green on Plan No. 37).

The Site

of the Church of England Mission Hall, situate at the corner of Station Road and Alvenor Street,
and containing an area of about

25 Perches.

Let to the Vicar of Ilkeston on a Yearly Tenancy at a nominal Rent of

per 5s. annum.

The Timber and Iron Built Mission Hall is the property of the Tenant.

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned

Acknowledgment Rent of 2s. 0d. per annum payable by the Corporation in respect of such Easement.

LOT 1039

(Coloured Pink on Plan No. 37).

A Freehold Ground Rent of £35 per annum

secured by a Lease for 99 years from 29th September, 1902 (having about 81 years unexpired) on

A Substantial RESIDENCE

known as

DODSON HOUSE,

situate on the East side of Burr Lane, in the occupation of Mr. J. Ball, and containing an area of about

2a. 2r. 3p.

With Reversion to the Rack Rental.

Little Hallam Lane

LOT 1040

(Coloured Brown on Plan No. 38).

A Valuable Building Estate

At present used for Allotment Gardens,

situate with a Frontage of about 360 feet to Little Hallam Lane and with a strip of Land 36 feet wide to give access to Longfield Lane, being Field No. 597 on Plan, and containing an area of about

9a. Or. 14p.

Let to various Tenants on Allotment Tenancies at Rents amounting to **£43 16s.**, the 36 feet strip of Land giving access to Longfield Lane, being Let, with other Lands, to Mr. W. Parker on a Yearly Lady-day Tenancy at an apportioned Rent of **3s. 0d.**, making a total Rental of

per **£43 19s.** annum.

The Landlord pays the Rates in respect of the Allotments.

The Purchaser of this Lot shall bear one-half share of the cost of erecting walls or close boarded fence where this Lot adjoins Lot 1041 if and when called upon so to do by the Purchaser of Lot 1041; the Purchaser of Lot 1041 being liable for the remaining half share.

This Lot is sold subject to a Right of Way in favour of Lot 1041 for all purposes over the strip of land dividing Lot 1041 in favour of such Lot.

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston and with the benefit of an apportioned Acknowledgment Rent of 7s. 0d. per annum payable by the Corporation in respect of such Easement.

The Town Sewer and Water Mains are laid in the frontage roads.

Longfield Lane**LOT 1041**

(Coloured Pink on Plan No. 35).

Two Plots of Valuable Building Land**on High Ground and commanding Fine Views**

with Frontages amounting to about 170 feet to the North side of Longfield Lane, and containing an area of about

2r. 12p.

Let, with other Lands, to Mr. W. Parker on a yearly Lady-day Tenancy at an apportioned Rent of

per £1 annum.

The Purchaser of this Lot shall bear one-half share of the cost of erecting walls or close boarded fence where this Lot adjoins Lot 1040 if and when called upon to do so by the Purchaser of Lot 1040; the Purchaser of Lot 1040 being liable for the remaining half share.

The Town Sewer and the Water Main are laid in the frontage road.

This Lot is sold with the benefit of a Right of Way for all purposes over the strip of land (of Lot 1040) which divides this Lot.

Corporation Road**LOT 1042**

(Coloured Pink on Plan No. 38).

A Valuable Building Estate

known as

The Gallows Inn Gardens

and

The Gallows Inn New Gardens,

situate on the West side of Corporation Road, being Field Nos. 587 and 594 on Plan, and containing an area of about

10a. Or. 26p.

Let to various Tenants on Allotment Tenancies at Rents amounting to

per £38 4s. annum.

The Landlord pays the Rates.

With this Lot is included one-half width of the public footpath which adjoins this Lot on the North, and the Purchaser will be liable for the cost of keeping in repair such part of the said footpath.

This Lot is sold subject to a Right of Way for all purposes over the footpath on the North side of this Lot in favour of Lot 1043.

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgment Rent of 16s. 8d. per annum payable by the Corporation in respect of such Easement.

The Triangle**LOT 1043**

(Coloured Yellow on Plan No. 38).

GARDEN GROUND

situate at the rear of the South side of the Triangle and Little Hallam Lane, being Field No. 586 on Plan, and containing an area of about

1a. 0r. 6p.

Let to Mr. J. Blank on a Yearly Lady-day Tenancy at the low Rent of

per **£2 10s.** annum.

The Tenancy Agreement provides that no compensation is payable to the Tenant at the expiration of the Tenancy.

With this Lot is included one-half width of that part of the public footpath which adjoins this Lot on the South, and the Purchaser will be liable for the cost of keeping in repair such part of the said footpath.

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgment Rent of 3s. 6d. per annum payable by the Corporation in respect of such Easement.

The Triangle**LOT 1044**

(Coloured Brown on Plan No. 38).

Nine Freehold Ground Rents

amounting to

per £29 9s. 2d. annum,

well secured by nine separate Leases granted to the same Lessee and each for 99 years from
25th March, 1909 (having about 87½ years unexpired) on

Thirty-one Well Built COTTAGES

known as

Nos. 32, 33, 34 & 35	The Triangle	Ground Rent	£3	15	0
Nos. 36, 37, 38 & 39	"	"	"	£3	10	0
Nos. 40, 41, 42 & 43	"	"	"	£3	10	0
No. 44	"	"	"	£1	0	0
Nos. 17, 19, 21 & 23	Little Hallam Lane	"	£5	5	0
Nos. 25, 27, 29 & 31	"	"	"	"	£5	5	0
Nos. 33 & 35	"	"	"	"	£1	10	0
Nos. 37, 39, 41 & 43	"	"	"	"	£1	14	2
Nos. 45, 47, 49 & 51	"	"	"	"	£4	0	0

situate on the South West side of The Triangle and on the South side of Little Hallam Lane,

forming a compact Block of Property,

and having an area of about

5,636 square yards,**with Reversion to the Rack Rental.**

This Lot is sold subject to a Perpetual Easement for a sewer referred to in a Memorandum of Agreement dated 25th April, 1901, between the Vendor and Representatives of the Corporation of Ilkeston, and with the benefit of an apportioned Acknowledgment Rent of 2s. 7d. per annum payable by the Corporation in respect of such Easement.

With this Lot is included one-half width of that part of the public footpath which adjoins this Lot on the South, and the Purchaser will be liable for the cost of keeping in repair such part of the said footpath. Under the terms of the Leases of the Land (in this Lot) adjoining this footpath the Lessees are liable for a fair proportion of the cost of keeping the footpath in repair.

Corporation Road**LOT 1045**

(Coloured Blue on Plan No. 38).

Valuable Building Land

situate facing the Triangle with a Frontage of about 280 feet to the East side of Corporation Road and adjoining the Erewash Canal on the East, being Field No. 588 on Plan, and containing an area of about

1a. 3r. 18p.

Let to Mr. Thos. Hopkins on a Yearly Lady-day Tenancy at a Rent of

per **£5** annum.

Under the terms of the Tenancy Agreement the Landlord has power to resume possession at any time for building and other purposes.

The Town Sewer and Water Main are laid in the frontage road.

The Triangle**LOT 1046**

(Coloured Purple on Plan No. 38).

An Open Space

forming a triangular shaped piece of Land in the middle of the Triangle and bounded by public roads on all sides, containing an area of about

1r. 8p.

Let to the Ilkeston Corporation on a Yearly Lady-day Tenancy at a Rent of

per **£1** annum.

SUMMARY OF LOTS.

FIRST DAY'S SALE,

Thursday, 9th September, 1920.

No. of Lot.	Description.	Tenant or Occupier.
In the Parish of Ilkeston.		
Cotmanhay.		
755	Poplar Farm (81a. 1r. 35p.)	Mr. B. Godber
756	Hopewell Farm (77a. 3r. 34p.)	Messrs. S. G. K. and J. A. Bentley
757	Accommodation Grass and Building Land (4a. 0r. 8p.)	Messrs. S. G. K. and J. A. Bentley
758	Cotmanhay Farm (80a. 1r. 11p.)	Mr. S. P. Godber
759	Cotmanhay Wood (29a. 0r. 23p.)	In Hand
760	Sewage and Gas Works and Land (16a. 2r. 23p.)	The Corporation of Ilkeston
Bennerley Junction.		
761	Accommodation Grass Land (5a. 1r. 36p.)	Mr. Abel Hardy
Awsorth Road.		
762	Accommodation Grass Land (6a. 3r. 29p.)	Mr. W. Dawson
763	Accommodation Grass Land (6a. 1r. 35p.)	Mr. W. H. Bramley
764	Accommodation Grass Land (20a. 1r. 20p.)	Mr. J. Fletcher
765	Accommodation Grass Land (8a. 1r. 5p.)	Mr. J. Fletcher
766	Accommodation Grass Land (2a. 2r. 20p.)	Ilkeston Laundry and Carpet Beating Co., Ltd.
Erewash Canal.		
767	Accommodation Grass Land (2a. 3r. 11p.)	Mr. J. H. Clay
768	Accommodation Grass Land (2a. 3r. 10p.)	Representatives of the late Mr. J. George
769	Accommodation Grass Land (1a. 3r. 36p.)	Mr. B. Booth
770	Allotment Gardens (4a. 1r. 32p.)	The Corporation of Ilkeston
771	Accommodation Grass Land (4a. 3r. 37p.)	The Corporation of Ilkeston
772	Accommodation Grass Land (6a. 2r. 6p.)	Representatives of the late Mr. W. Wilkinson
Park Road.		
773	Residence, "The Park," (16a. 0r. 28p.)	The Ilkeston Co-operative Society, Ltd.
774	Accommodation Grass Land (3a. 1r. 2p.)	The Ilkeston Co-operative Society, Ltd.
775	Accommodation Grass Land (3a. 3r. 6p.)	Mr. W. Shaw
In the Parishes of Ilkeston and Kirk Hallam.		
Little Hallam.		
776	Little Hallam Farm (43a. 1r. 2p.)	Mr. W. Parker
In the Parish of Ilkeston.		
777	Accommodation Grass Land (2a. 1r. 26p.)	Mr. W. Parker
778	Building Land (4a. 3r. 9p.)	Mr. W. Parker and Mr. F. J. Bower

SUMMARY OF LOTS—continued.

No. of Lot.	Description.	Tenant or Occupier.
Hallam Fields.		
779	Accommodation Grass Land (5a. 1r. 22p.)	Mr. W. Parker
780	Accommodation Grass Land (16a. 2r. 34p.)	Mr. W. Parker and Rev. E. E. M. Cox
Derby Road.		
781	Accommodation Grass Land and Buildings (6a. 2r. 24p.)	Mr. J. R. M. Thompson
782	Accommodation Grass Land (5a. 0r. 35p.)	Mr. G. P. Jackson
Pimlico Lane.		
783	Accommodation Grass Land (14a. 1r. 34p.)	Mr. Geo. Adams
Nutbrook Canal.		
784	Pewitt Allotment Gardens (6a. 3r. 24p.)	Various Tenants
785	Cottage and Garden	Mr. W. Shelton
786	Cottage and Garden	Mr. Thos. Oakes
Pimlico Lane.		
787	Accommodation Grass Land (10a. 3r. 4p.)	The Corporation of Ilkeston
788	Accommodation Grass Land and Buildings (15a. 2r. 27p.)	Mr. T. H. Richardson
789	Nursery Ground and Building Land (3a. 3r. 27p.)	Mr. G. Adams
Near Manners Colliery.		
790	Manor Allotment Gardens (15a. 2r. 13p.)	Various Tenants
791	Allotment Gardens (7a. 2r. 2p.)	The Corporation of Ilkeston
792	2 Freehold Ground Rents (Electric Power Station), £54	Derbyshire and Nottinghamshire Electric Power Syndicate
793	Manor Farm (46a. 2r. 26p.)	Manners Colliery Co.
794	Accommodation Grass Land (20a. 3r. 31p.)	Manners Colliery Co. and the Representatives of the late Mr. A. E. M. Mundy
795	Accommodation Land and Playing Field (20a. 0r. 23p.)	Manners Colliery Co.
Heanor Road.		
796	Butterley Allotment Gardens (14a. 2r. 22p.)	Various Tenants
797	Rutland Farm (78a. 2r. 26p.)	Mr. H. Knighton
Great Northern Railway.		
798	Perpetual Rent Charge, £132	Great Northern Railway Co.
799	Perpetual Rent Charge (£73 10s. 0d.) and Land	Great Northern Railway Co.
800	Perpetual Rent Charge, £12 9s. 6d.)	Great Northern Railway Co.
Church Street, Cotmanhay.		
801	Cottage and Garden, No. 21	Mr. J. Bamford
802	Cottage and Garden, No. 20	Mr. R. H. Johnson
803	Garden and Building Site	Mr. W. Buxton
804	Cottage and Garden, "Hollyhurst"	Mrs. Haslam
805	Cottage and Garden, No. 18	Mr. J. Straw
806	2 Gardens and Building Site	Mr. W. Cutts
Duke's Place, Cotmanhay.		
807	2 Cottages and Gardens, Nos. 10 and 11	Mr. S. Trueman and others
808	Cottage and Garden, No. 9	Mr. S. Cooper
809	Cottage and Garden, No. 5	Mrs. C. Beardsley
810	Cottage and Garden, No. 4	Mr. Thos. Bamford
811	Cottage and Garden, No. 1	Mrs. S. Sisson
Church Street, Cotmanhay.		
812	Cottage and Garden, No. 16	Mrs. E. Bostock
813	Freehold Ground Rent (£7 10s. 0d.) and Garden and Glasshouse	Mr. T. Sisson

SUMMARY OF LOTS—continued.

No. of Lot.	Description.	Tenant or Occupier.
Henshaw Place, Cotmanhay.		
814	Cottage and Garden, No. 7	Mr. J. Walters
815	Garden Ground	Mr. A. Beeton
Church Street, Cotmanhay.		
816	Garden or Building Site	Mr. G. Grundy
Henshaw Place, Cotmanhay.		
817	Cottage and 2 Gardens, No. 2	Mr. Jesse Smith
818	Cottage and Garden, No. 6	Mr. Jos. Henshaw
819	Cottage and Garden, No. 4	Mr. W. E. Winfield
820	Cottage and Garden, No. 3	Mr. S. Henson
821	Cottage and Garden, No. 5	Mr. Jas. Webster
822	Cottage and Garden, No. 8	Mr. G. Webster
823	Cottage and Garden, No. 1—"Rose Cottage"	Mr. Jos. Stirland
Church Street, Cotmanhay.		
824	Cottage and Garden, No. 13	Mr. J. E. Fearn and Mr. J. Stevenson
825	Cottage and Garden, No. 14	Mr. E. Clark
826	Garden or Building Site	Mr. J. E. Fearn
827	Allotment Gardens (1a. 2r. 19p.)	Various Tenants
828	Accommodation Grass and Building Land (1a. 0r. 34p.)	Mr. S. P. Godber
829	Garden or Building Site	Mr. Jas. Henshaw
830	Cottage and Garden, No. 10	Mr. J. H. Morley
831	Cottage and Garden, No. 9, and Paddock (1a. 2r. 6p.)	Mr. H. A. Creswell
832	Cottage and Garden, No. 8	Mrs. H. Fletcher
833	Cottage and Garden, No. 7	Mrs. M. Street
834	Cottage and Garden, No. 6	Mr. Amos Blount
Peacock Place, Cotmanhay.		
835	"Ye Old Peacock" Inn	Messrs. J. Shipstone & Sons, Ltd.
Woodside, Cotmanhay.		
836	3 Gardens	Mr. T. Beer and others
837	Modern Cottage and Garden	Mr. G. H. Booker
838	Garden Ground	Derbyshire Education Committee
839	Cottage and Garden, No. 2	Mr. P. Straw
840	Cottage and Garden, No. 1	Mr. Wm. Simpson
Church Street, Cotmanhay.		
841	Building Site	Mr. A. Henshaw and Mr. James Bamford
842	Freehold Ground Rent, £4 10s. 0d. ("Ruby Villas")	
843	Freehold Ground Rent, £5 ("Florence Villas")	
844	Building Plot	Mr. S. Cooper
845	2 Building Plots	Mr. H. Trolley and Mr. W. Lynam
846	2 Building Plots	Mrs. E. Whitechurch and Mrs. S. Sisson
847	2 Building Plots	Mrs. C. Beardsley and Mr. T. Rice
848	2 Building Plots	Mr. E. Sisson and Mr. F. Jeffries
849	Building Plot	Mr. E. Jeffrey
850	Part Site of Parish Room	The Vicar of Cotmanhay
Prince Street, Cotmanhay.		
851	Building Site	Mr. A. Hardy
Church Street, Cotmanhay.		
852	Corner Building Site (2r. 17p.)	Mrs. L. Limb and others
853	Building Plot	Messrs. S. and M. C. Wheatley
854	Building Plot	Mr. Wm. Webster
855	Building Plot	Mr. W. Noon

SUMMARY OF LOTS—continued.

No. of Lot.	Description.	Tenant or Occupier.
856	Building Plot	Mrs. J. Syson and Mr. T. A. Sisson
857	Building Plot	Mr. P. Quinn
858	Building Plot	Mr. W. Bradley
859	Building Plot	Mr. J. J. Pollard
860	Building Plot	Mr. R. Bradley
861	Building Estate, "Cotmanhay New Gardens" (16a. 1r. 23p.)	Various Tenants
862	"Rose and Crown" Inn	Chesterfield Brewery Co., Ltd.
863	Building Site	Mr. T. Neath
Heanor Road, Cotmanhay.		
864	Allotment Gardens (3r. 26p.)	The Corporation of Ilkeston
Vicarage Street, Cotmanhay.		
865	Cottage and Garden, No. 12	Mrs. E. Street
866	Cottage and Garden, No. 10	Mrs. H. Beardsley
867	Cottage Holding (1a. 1r. 36p.)	Mr. J. Blount
868	Cottage and Garden, No. 8	Mr. J. Herbert
869	Garden Ground and Building Site	Mr. T. Taylor
870	Garden Ground	Mr. T. Wright and Mr. F. Dean
Heanor Road, Cotmanhay.		
871	Cottage and Garden, No. 26	Mr. T. Wheatley
872	Cottage and Garden, No. 25	Mr. Thos. Bostock
873	Cottage and Garden, No. 23	Mr. J. Bramley
874	Building Site	Mr. G. W. Dilkes
Vicarage Street, Cotmanhay.		
875	Garden Ground	Mr. Jas. Knighton and Mrs. E. Street
876	Modern Cottage and 2 Gardens	Mr. T. Wright and Mr. J. Taylor
877	Modern Cottage and Garden	Mrs. J. Shaw
878	Freehold Ground Rent £1 10s. 0d., and Old Cottage and Garden (2r. 13p.)	Mr. E. Duro
879	Garden Ground and Building Site	Mr. J. Herbert
880	Garden Ground and Building Site	Mr. J. Fretwell and Mr. A. White
881	Garden Ground and Building Site	The Vicar of Cotmanhay
Heanor Road.		
882	Garden Ground	Mr. P. Daykin and Mr. T. Daykin
883	Peacock Allotment Gardens (4a. 3r. 20p.)	Various Tenants
884	Accommodation Grass and Building Land (4a. 2r. 38p.)	Mr. W. Lynam
885	Allotment Gardens (4 acres)	The Corporation of Ilkeston
886	"The Rutland Cottage," Beerhouse	Mr. W. Bradley
887	Accommodation Grass and Building Land (6a. 1r. 39p.)	Mr. Wm. Bradley
888	Allotments and Building Land (2a. 1r. 29p.)	The Corporation of Ilkeston
Charlotte Street.		
889	Accommodation Grass and Building Land (2a. 1r. 2p.)	Mr. B. Godber
Archer Street.		
890	Building Land (with Vacant Possession), 1a. 1r. 30p.	In Hand
Cotmanhay Road.		
891	2 Freehold Ground Rents, £3 18s. 8d. (Nos. 73, 74, 75 and 76)	
892	Freehold Ground Rent, £3 1s. 0d. (Nos. 71 and 72)	
893	Cottage, Shop and Garden, No. 323	Mrs. A. E. Bostock
894	Freehold Ground Rent, £2 10s. 0d. (Nos. 328 and 329)	
895	Building Site	Mrs. A. E. Bostock
Duke Street.		
896	Garden Ground and Building Site (3r. 5p.)	Mr. B. Horridge and others
897	Cottage and Garden, No. 10	Mr. G. Beardsley
Cotmanhay Road.		
898	Freehold Ground Rent, £6 6s. 6d.	Mr. L. Buxton
899	Garden Ground and Building Site	Mr. L. Buxton
900	Garden Ground (3r. 34p.)	Various Tenants
901	Garden Ground and Building Land	Various Tenants
902	Bungalow and Garden, No. 386	Mr. J. W. Stevensen & Mrs. Withers

SECOND DAY'S SALE.**Friday, 10th September, 1920.**

No. of Lot.	Description.	Tenant or Occupier.
In the Parish of Ilkeston.		
Charlotte Street.		
903	Freehold Ground Rent, £12 0s. 0d. (Nos. 21 to 26)	Mr. R. H. Fisher
904	Freehold Ground Rent, £8 10s. 0d. (Nos. 27 and 28)	
905	Garden Ground	
906	2 Freehold Ground Rents, £7 13s. 4d. ("Northfield")	
Heanor Road.		
907	Building Estate—Engine Close Gardens (9a. 1r. 34p.)	Various Tenants
908	Freehold Ground Rent, £5 10s. 0d. (Nos. 95 and 97)	
909	Freehold Ground Rent, £5 7s. 6d. (Nos. 91 and 93)	
910	Freehold Ground Rent, £4 13s. 9d. (Nos. 87 and 89)	
911	Freehold Ground Rent, £6 5s. 0d. (Nos. 83 and 85)	Mr. R. Wheatley and Mrs. M. Wood
912	Freehold Ground Rent, £7 0s. 0d. (No. 81)	
913	Freehold Ground Rent, £10 0s. 0d. (Nos. 77 and 79)	
914	Building Plot	
915	Freehold Ground Rent of £10 0s. 0d., and Garden Ground	
916	Freehold Ground Rent of £9 0s. 0d., and Garden Ground	
917	Freehold Ground Rent of £11 0s. 0d., and Garden Ground	
918	Freehold Ground Rent of £8 0s. 0d., and Garden Ground	
919	Freehold Ground Rent of £8 0s. 0d., and Garden Ground	
920	Freehold Ground Rent of £10 10s. 0d., and Garden Ground	
Cotmanhay Road.		
921	Dwelling House and Garden, No. 22	Mrs. A. K. Manners
Awsworth Road.		
922	Freehold Ground Rent of £7 10s. 0d.	Mr. W. H. Bramley and others In Hand Mr. W. Dawson
923	Freehold Ground Rent of £2 6s. 6d.	
924	Building and Garden Ground	
925	Garden Ground or Building Land (with Vacant Possession)	
926	Timber and Sawyer's Yard	
Duke Street.		
927	Canal Wharf	Corporation of Ilkeston Mr. T. Scattergood Mr. A. Moore Mr. W. Dawson Mr. S. Mitchell Mr. W. Rollinson Mrs. H. Lowndes Mr. John Cook Various
928	Cottage and Garden, No. 9	
929	Cottage and Garden, No. 6	
930	Cottage and Garden, No. 5	
931	Cottage and Garden, No. 4	
932	Cottage and Garden, No. 3	
933	Cottage and Garden, No. 2	
934	Cottage and Garden, No. 1	
935	Duke Street Gardens (6 acres)	
Heanor Road.		
936	6 Cottages and Gardens on Building Site	Mrs. P. M. Lebeter and others Mr. W. Beardsley Mr. W. Beardsley
937	Cottage and Garden, No. 31	
938	Building Plot	
Factory Lane.		
939A	Building Land	Mr. W. Beardsley Mrs. A. Beardsley
939B	Building Land	
940	Freehold Ground Rent of £68 0s. 0d.	Messrs. J. B. Lewis & Sons, Ltd.
941	Factory and Premises	
942	Freehold Ground Rent of £7 0s. 0d.	Mrs. E. Bostock and Mr. J. Barker
943	House, Shop and Garden and Building Site	

SUMMARY OF LOTS—continued.

No. of Lot.	Description.	Tenant or Occupier.
Back Lane.		
944	Cottage and Yard	Mr. W. Barker
Heanor Road.		
945	Building Land (with Vacant Possession)	In Hand
946	Rutland House and Gardens	Dr. W. H. Roache and Mr. S. Straw
947	Freehold Ground Rent of £60 0s. 0d.	
Manor Road.		
948	Freehold Ground Rent of £3 10s. 0d.	
949	Two Building Plots	Mr. John Norman and Mrs. J. A. Richards
Back Lane.		
950	Seven Gardens	Mr. J. Beardsley and others
951	Cottage and Garden, No. 1	Mrs. F. Lowe
952	Two Cottages and Gardens, Nos. 2 and 3	Mr. F. Matthews
Bath Street.		
953	Rutland Arms Hotel and Sports Ground (5 acres)	Mrs. H. Hall
954	Freehold Ground Rent of £40 0s. 0d. (Nos. 165, 167, 169 & 171)	
Manners Road.		
955	Freehold Ground Rent of £20 0s. 0d. (Nos. 2 to 16 even)	
956	Manor House, Grounds and Cottage (4a. 0r. 6p.)	Manners Colliery Co., Ltd.
Manor Road.		
957	Accommodation Grass and Building Land (3a. 3r. 31p.)	Mr. A. M. Richards
Manners Road.		
958	Semi-Detached Cottage and Garden	Mr. B. Walker
959	Semi-Detached Cottage and Garden	Mrs. E. Morris
960	Semi-Detached Cottage and Garden	Mrs. A. Morris
961	Semi-Detached Cottage and Garden	Mrs. J. Straw
962	Building Land (3r. 25p.), with Vacant Possession	In Hand
Drummond Road.		
963	New Lawn Gardens and Building Land (8a. 2r. 0p.)	Various
Bristol Road.		
964	Building Land (4a. 1r. 10p.)	Various
Wharncliffe Road, etc.		
965	Building Estate (22a. 1r. 3p.)	Corporation of Ilkeston and others
Wharncliffe and Bristol Roads.		
966	Residential Building Sites (3a. 2r. 26p.)	Various
Drummond Road.		
967	Freehold Ground Rent of £5 13s. 4d. (Bleak House)	
968	Freehold Ground Rent of £4 18s. 0d. (West Lodge)	
969	Freehold Ground Rent of £4 13s. 4d. (Peverill & Claremont)	
970	Building Land	Mr. W. H. Dawson
971	Freehold Ground Rent of £4 13s. 4d. (Park Villas)	
972	Freehold Ground Rent of £4 4s. 0d. (Nos. 17 and 18)	
973	Freehold Ground Rents of £17 15s. 4d. (Nos. 9 to 16)	
974	Freehold Ground Rent of £4 18s. 10d. (No. 8)	
975	Freehold Ground Rents of £13 6s. 6d. (Nos. 1 to 7)	
New Lawn Road.		
976	Freehold Ground Rent of £12 10s. 0d. (Leighton House and Nos. 3 and 5)	

SUMMARY OF LOTS—continued.

No. of Lot.	Description.	Tenant or Occupier.
Wharnccliffe Road.		
977	Freehold Ground Rent of £19 0s. 0d. (Nos. 14 to 28)	In Hand
978	Corner Building Plot (with Vacant Possession)	
Bristol Road.		
979	Freehold Ground Rents of £39 0s. 0d. (Nos. 4 to 20)	
980	Freehold Ground Rent of £26 0s. 0d. (Nos. 21 to 34)	
Nesfield Road.		
981	Building Sites	In Hand and Corporation of Ilkeston
982	Freehold Ground Rent of £4 10s. 0d. (Ellesmere)	
Manners Road.		
983	Freehold Ground Rent of £8 0s. 0d. (Nos. 18 to 21 and Vacant Plot)	
984	Freehold Ground Rent of £2 10s. 0d. (Nos. 22 and 23)	
985	Building Land (with Vacant Possession)	In Hand
986	Building Land (with Vacant Possession)	In Hand
Nesfield Road.		
987	Building Land (with Vacant Possession)	In Hand
Wilmot Street.		
988	Freehold Ground Rent of £21 4s. 0d.	
Wharnccliffe Road.		
989	Freehold Ground Rent of £2 0s. 0d. (No. 101)	
990	Freehold Ground Rents of £72 14s. 0d.	
New Lawn Road.		
991	Freehold Ground Rent of £7	
Wharnccliffe Road.		
992	Building Sites	Various
993	Roadside Waste	
994	Freehold Ground Rent of £16 10s. 0d. (The White House)	In Hand
995	Freehold Ground Rent of £6 1s. 0d. (No. 58)	
996	Freehold Ground Rent of £10 0s. 0d. (Overton)	
997	Freehold Ground Rent of £3 18s. 9d. (No. 54)	
998	Freehold Ground Rent of £3 18s. 9d. (No. 53)	
999	Building Plot	
Pimlico.		
1000	Building Sites	Various
1001	Freehold Ground Rent of £25 0s. 0d. (Netherlea and Inglewood)	
Wharnccliffe Road.		
1002	Freehold Ground Rent of £7 0s. 0d. (Holyrood)	
1003	Freehold Ground Rent of £14 5s. 0d. (No. 49)	
1004	Freehold Ground Rent of £50 0s. 0d. (Police Station)	
Albert Street.		
1005	Freehold Ground Rent of £8 17s. 6d.	
1006	Building Site	
Derby Road.		
1007	Cottage and Garden (No. 36)	Mr. J. Beardsley
1008	Building Plot	Mr. G. Williams

SUMMARY OF LOTS—continued.

No. of Lot.	Description.	Tenant or Occupier.
Market Street.		
1009	Freehold Ground Rent of £10 2s. 2d. (Hosiery Factory and Cottages)	Trustees of Ilkeston Church Institute
1010	Freehold Ground Rent of £2 6s. 8d., and Garden Ground (Church Institute)	
1011	Freehold Ground Rent of £4. (Cantelupe House)	
1012	Freehold Ground Rent of £15 1s. 1d. (Messrs. Sudbury's Factory)	
Market Place.		
1013	Ilkeston Market	Corporation of Ilkeston
Pimlico.		
1014	Cottage, Shop and Garden (Hill Bank House)	Mrs. H. Hartshorn
1015	Building Site or Garden Ground	Mr. J. Tasker
1016	Corporation Depôt	Corporation of Ilkeston
St Mary Street.		
1017	Building Site	Mr. G. Adams and Mr. E. E. Prior
Bath Street.		
1018	Freehold Ground Rents of £35 (Nos. 121 to 131, odd Nos.)	Mr. A. H. Whitmore Messrs. Lipton, Ltd.
1019	Freehold Ground Rent of £15 (Nos. 151 and 153)	
1020	Freehold Ground Rent of £42 (Nos. 133 to 149, odd Nos.)	
1021	Mikado Café (No. 157)	
1022	Shop (No. 155)	
1023	Freehold Ground Rent of £41 8s.	
Lord Haddon Road.		
1024	Rutland Estate Offices	Mr. H. T. Sudbury, Unionist Association, and In Hand
Bath Street, &c.		
1025	Freehold Ground Rents of £41	
1026	Freehold Ground Rents of £44	
Durham Street.		
1027	Freehold Ground Rent of £8	
Station Road.		
1028	Building or Recreation Ground	Messrs. H. Dolman and J. Kirk
1029	Freehold Ground Rent of £7	
1030	Freehold Ground Rent of £8	
Alvenor Street.		
1031	Freehold Ground Rent of £3 4s. 4d. (Nos. 20, 21, 22, and 23)	
1032	Freehold Ground Rent of £3 8s. 8d. (Nos. 24, 25, 26, and 27)	
1033	Freehold Ground Rent of £2 14s. 6d. (Nos. 28, 29, and 30)	
1034	Freehold Ground Rents of £6 14s. 4d. (Nos. 7, 8, 9, and 10)	
1035	Freehold Ground Rent of £4 13s. 4d. (Nos. 11, 12, 13, and 14)	
1036	Freehold Ground Rent of £4 7s. 0d. (Nos. 15, 16, 17, and 18)	
1037	Freehold Ground Rent of £2 4s. 10d. (No. 19)	
Station Road.		
1038	The Site of the Mission Hall	Vicar of Ilkeston

SUMMARY OF LOTS—continued.

No. of Lot.	Description.	Tenant or Occupier.
	Burr Lane.	
1039	Freehold Ground Rent of £35 (Dodson House)	
	Little Hallam Lane.	
1040	Building Estate (9a. 0r. 14p.)	Various
	Longfield Lane.	
1041	Two Building Plots	Mr. W. Parker
	Corporation Road.	
1042	Building Estate (Gallows Inn Gardens) (10a. 0r. 26p.)	Various
	The Triangle.	
1043	Garden Ground (1a. 0r. 6p.)	Mr. J. Blank
1044	Freehold Ground Rents of £29 9s. 2d.	
	Corporation Road.	
1045	Building Land (1a. 3r. 18p.)	Mr. T. Hopkins
	The Triangle.	
1046	An Open Space	Corporation of Ilkeston



PARISH OF ILKESTON

LOTS 936 TO 1039.



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SCALE 2500.

THURGOOD, MARTIN & CO.,
Surveyors, Land Agents & Auctioneers,
27, Chancery Lane,
W.C. 2.

PARISH OF ILKESTON
LOTS 836 TO 935



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SCALE 25 344 INCHES TO A MILE.

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SURVEYORS, LAND AGENTS & AUCTIONEERS
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W.C.2.

PARISH OF ILKESTON
LOTS 801 TO 835



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SCALE $\frac{1}{1250}$

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PARISH OF ILKESTON
LOTS 755 TO 800.



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SCALE 6 INCHES TO A MILE.

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SURVEYORS, LAND AGENTS & AUCTIONEERS,
27 CHANDERY LANE,
W.C.2.

Rebt. J. COOK & HAMMOND,
Auctioneers' Printers,
Westminster, London, S.W. 1.